



## 24 Beaumont Road, Gloucester, GL2 0EJ

Asking Price £350,000

This family home is located on a sought after road in Longlevens, within close proximity of local amenities and transport links.

Briefly comprising of: Entrance hall with downstairs WC and added shower room, a generous sized lounge with fireplace and separate dining room which can be accessed via double doors, creating an open plan room if required. The kitchen is a good size with ample storage, including a cupboard under the stairs and also benefiting from a newly fitted boiler. The property benefits from an additional reception room, currently used as a utility, allowing access to the garden and garage.

Upstairs there are three double bedrooms, all with built in storage and a family bathroom with stand alone shower cubicle.

Outside is a well kept garden with patio and grass space with side access leading to the front of the property to the driveway parking.

- Chain Free
- Three Bedroom Detached
- Family Home
- Garage & Driveway Parking
- Downstairs Shower Room
- Private Enclosed Garden



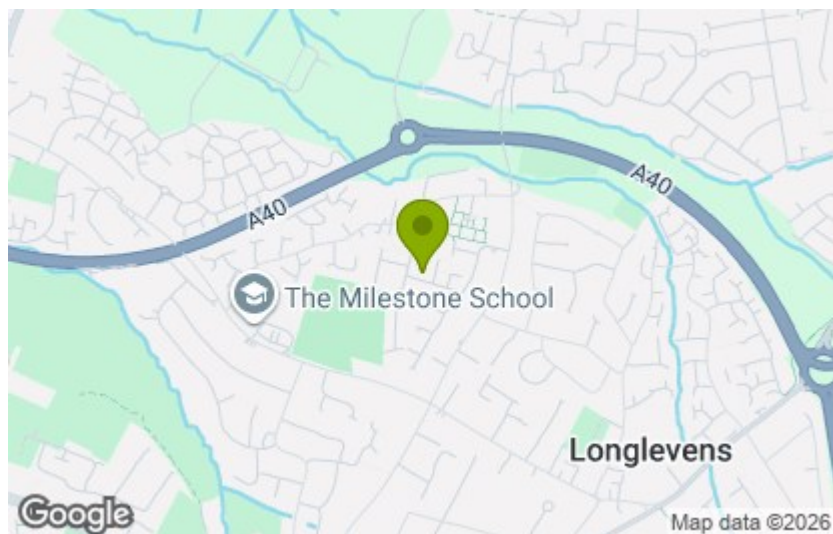
Approx Gross Internal Area  
127 sq m / 1362 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 62      | 68        |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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