



**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

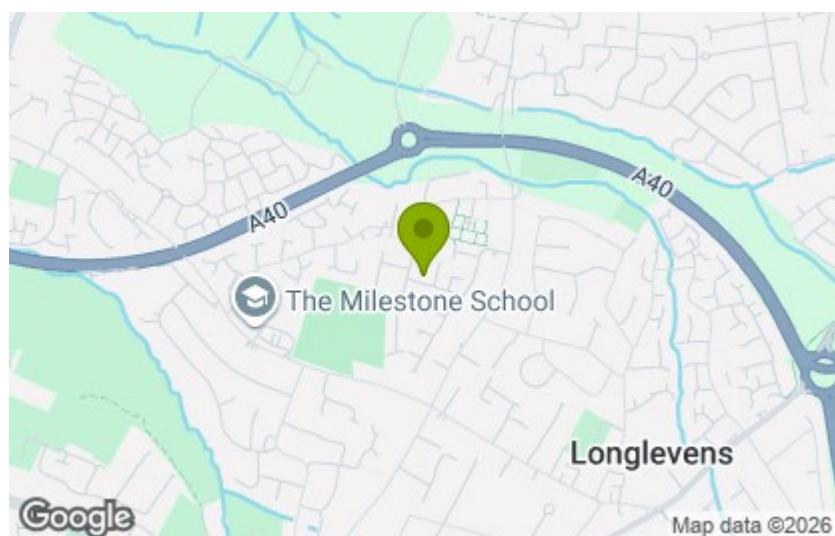
Approx Gross Internal Area  
127 sq m / 1362 sq ft



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	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	



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