

**25 Simon Road, Gloucester, GL2 0TP**

**Asking Price £290,000**

Located in a well-established residential area, Simon Road is a well-presented home offering comfortable and practical living accommodation throughout. Offered to the market chain free, this property is the perfect starter home or investment.

Briefly comprising of: Porch leading into the good sized lounge. The open plan kitchen / diner creates a real social space, with patio doors opening on to the garden.

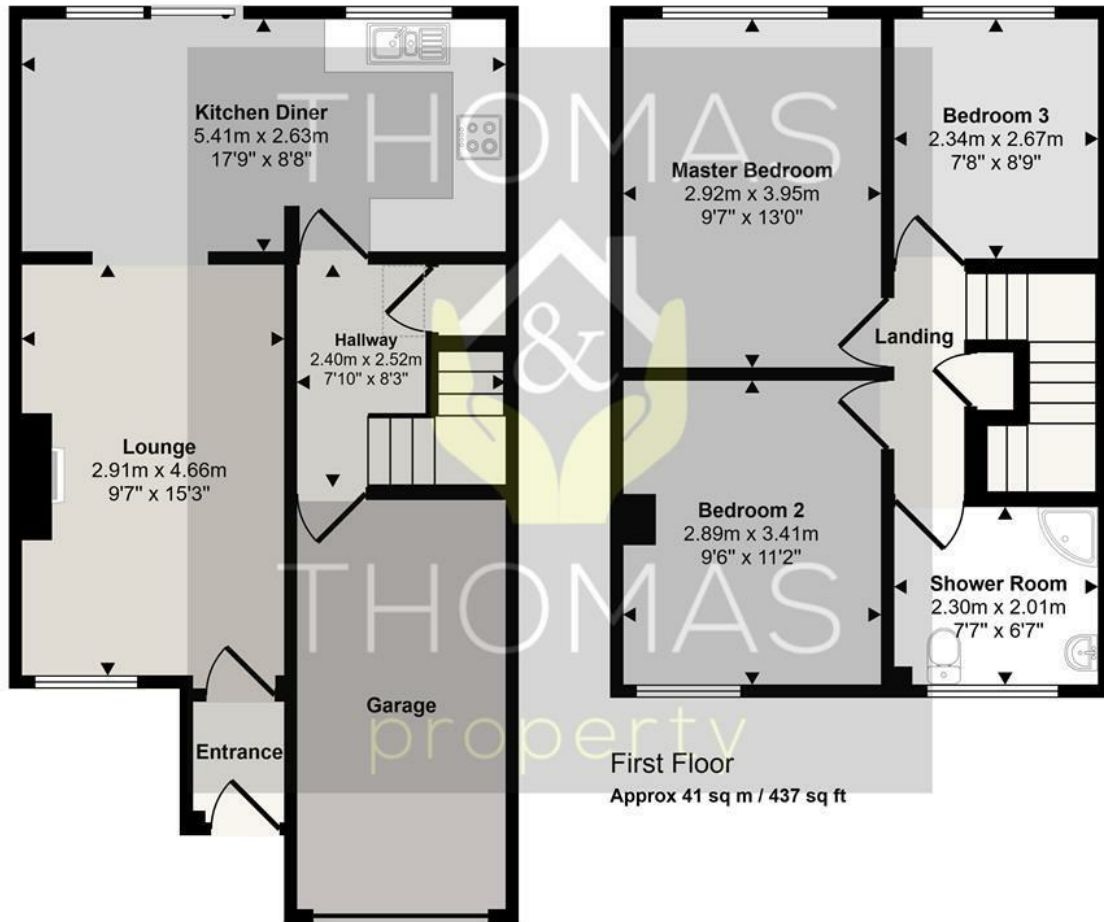
There is an internal hallway with storage cupboard and access to the garage. Upstairs there are three bedrooms, two of which are good sized doubles. There is a very good sized family bathroom with standalone shower.

Outside is a private enclosed garden with patio, decking and grass area with side gate access.

Additionally benefiting from off road parking for at least two cars, this is the perfect starter home to put your own stamp on. Please call today to arrange your viewing.

- Chain Free
- Three Bedroom Semi Detached
- Driveway Parking & Garage
- Private Enclosed Garden with Side Access
- Modern Bathroom
- Perfect First Home

Approx Gross Internal Area  
90 sq m / 965 sq ft



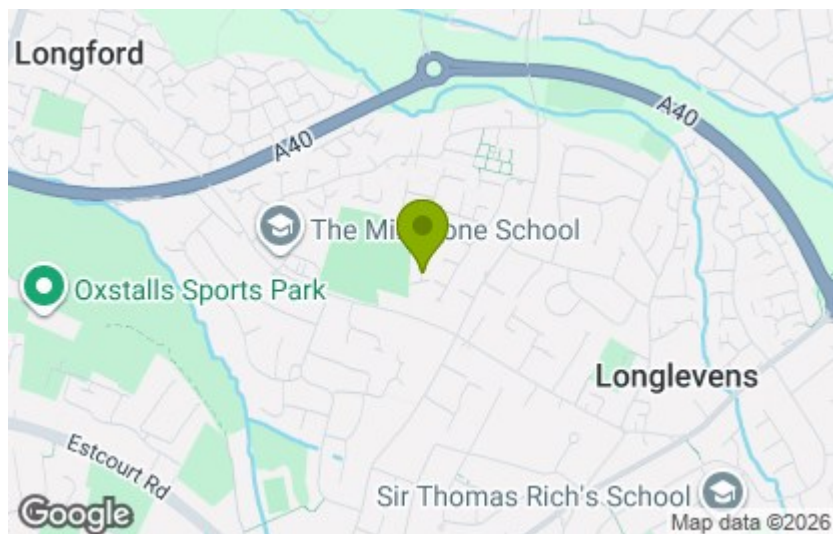
**Ground Floor**  
Approx 49 sq m / 528 sq ft

Denotes head height below 1.5m

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) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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