



70 Deans Way, Gloucester, GL1 2QD

Offers Over £300,000

Beautifully presented semi-detached house, built in 1910, offers a delightful blend of character and modern living. Spanning an impressive 1,089 square feet, this home is perfect for families or those seeking a spacious retreat just outside the bustling city centre of Gloucester.

As you enter, you are greeted by an original entrance hall featuring a charming tiled floor, which leads to two generously sized reception rooms. These spaces are ideal for entertaining or relaxing with family. The heart of the home is undoubtedly the triple aspect 20-foot fitted kitchen breakfast room, which is bathed in natural light and provides a seamless transition to the mature garden, making it perfect for al fresco dining and gatherings.

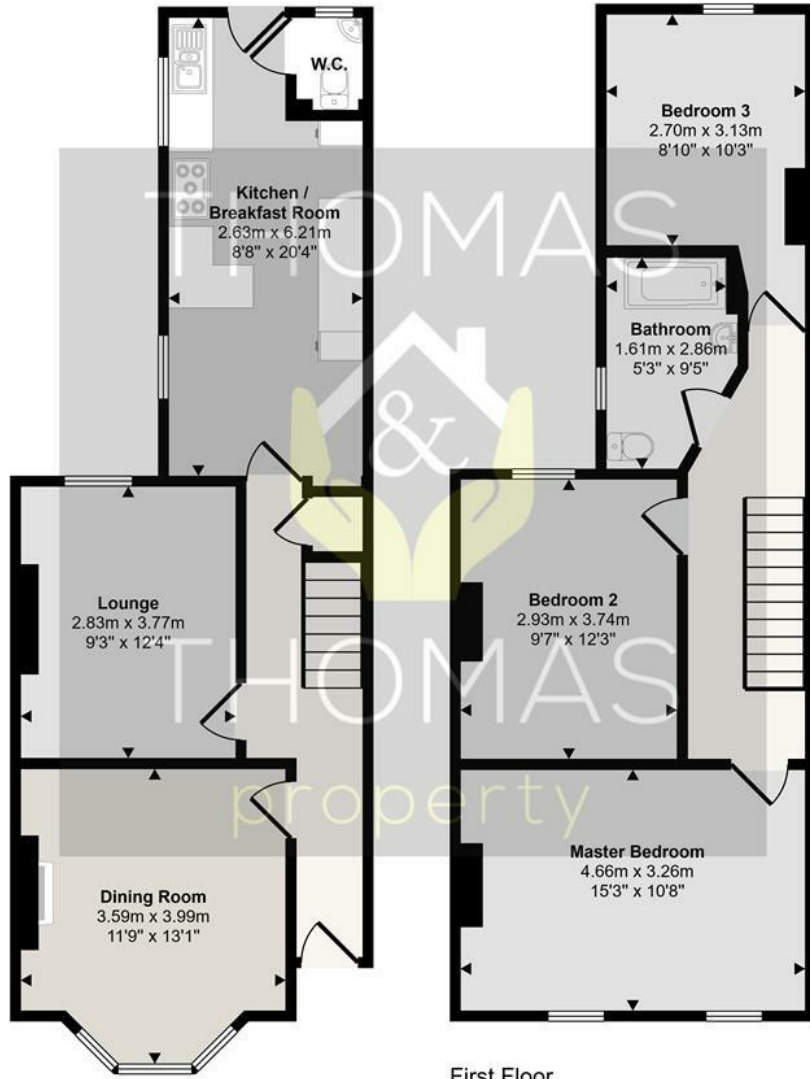
Upstairs, you will find three well-proportioned double bedrooms, each offering ample space and comfort. These rooms are serviced by a modern white fitted bathroom, complete with a P-shaped bath & down stairs cloakroom, ensuring convenience for the whole family.

The impressive mature town garden is a true highlight of this property, featuring a variety of established plants and shrubbery that create a tranquil oasis. A covered patio area allows for year-round enjoyment of the outdoor space, while useful side access adds practicality. Additionally, at the bottom of the garden, there is a wooden outbuilding currently utilised as a workshop, providing further versatility.

This characterful home, with its period features and spacious layout, is ideally situated to take advantage of Gloucester's thriving social scene, making it a perfect choice for those looking to enjoy both comfort and convenience.

- Three double bedrooms
- Semi detached bay fronted home
- Large mature garden
 - Period features
- Two reception rooms
- Fitted 20 Ft kitchen breakfast room

Approx Gross Internal Area
101 sq m / 1089 sq ft



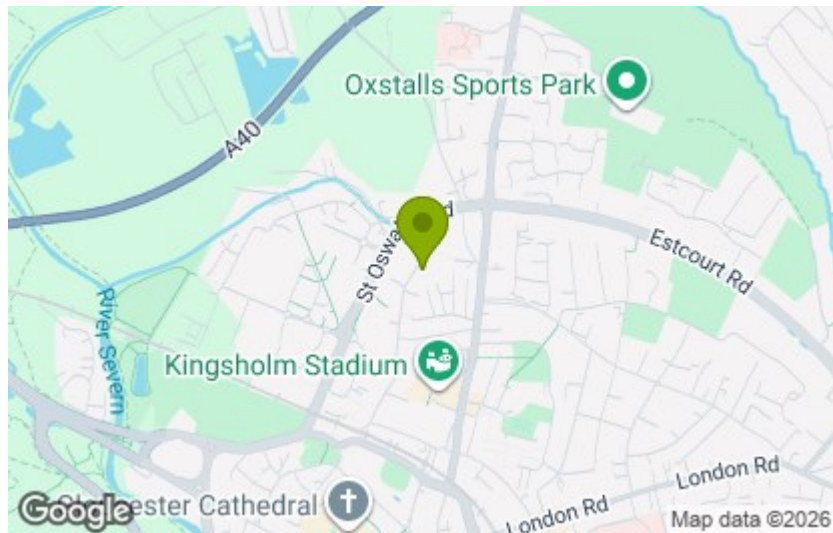
Ground Floor
Approx 51 sq m / 545 sq ft

First Floor
Approx 51 sq m / 544 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	85
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	56
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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