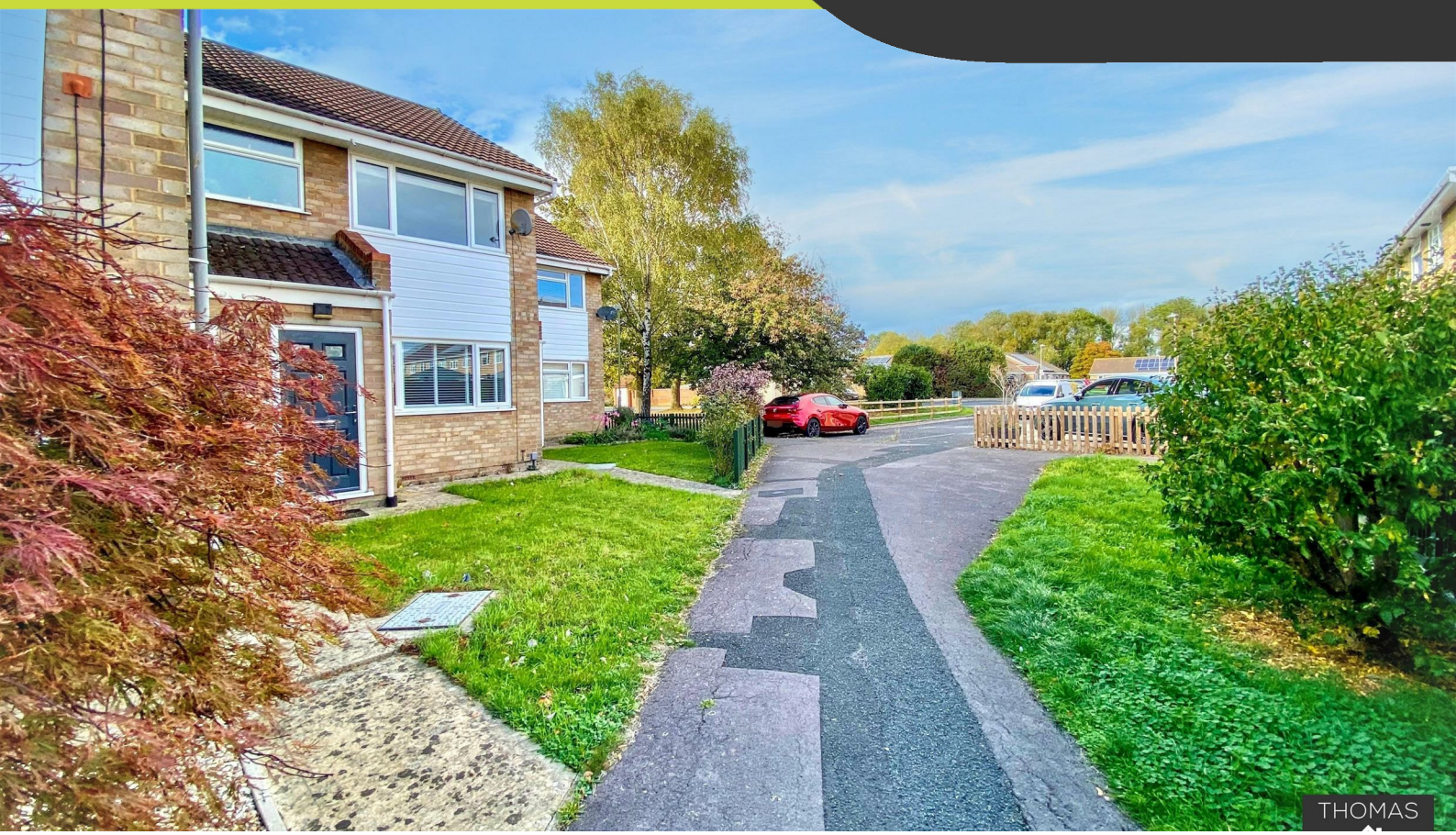
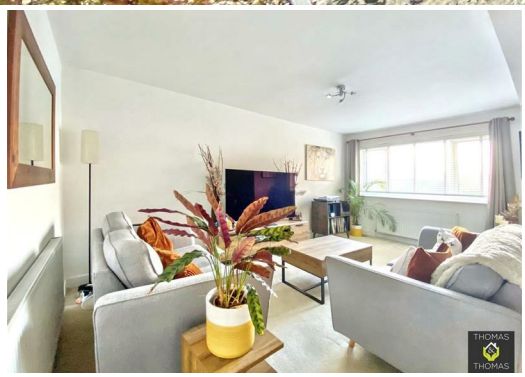
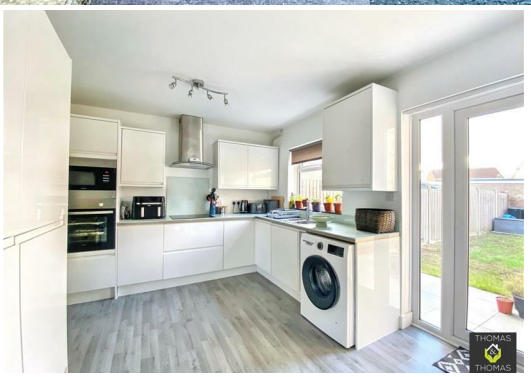
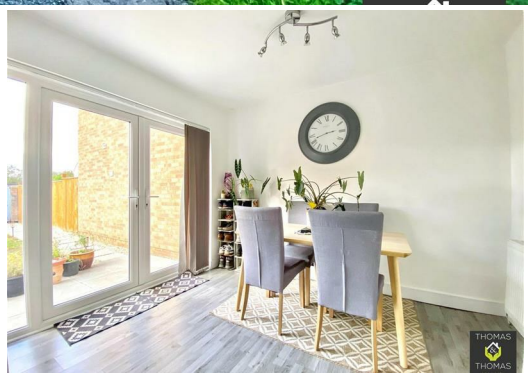
Tel: 01452 348208
info@thomasproperty.co.uk

THOMAS & THOMAS property









11 Mainard Square, Gloucester, GL2 0EU

Asking Price £275,000

Updated & modernised home commanding a peaceful location with no passing traffic due to its unique position.

From the moment you step inside the scene is set. A large and bright living room that overlooks the front, creating a perfect setting for relaxation and family gatherings. The spacious open-plan kitchen diner at the rear of the house is a highlight, offering a contemporary fitted space that is ideal for both cooking and entertaining, while also providing lovely views of the garden.

Upstairs, the landing leads to three generously sized bedrooms, each designed to accommodate family living. These rooms are serviced by a modern family bathroom & down stairs cloakroom ensuring convenience for all.

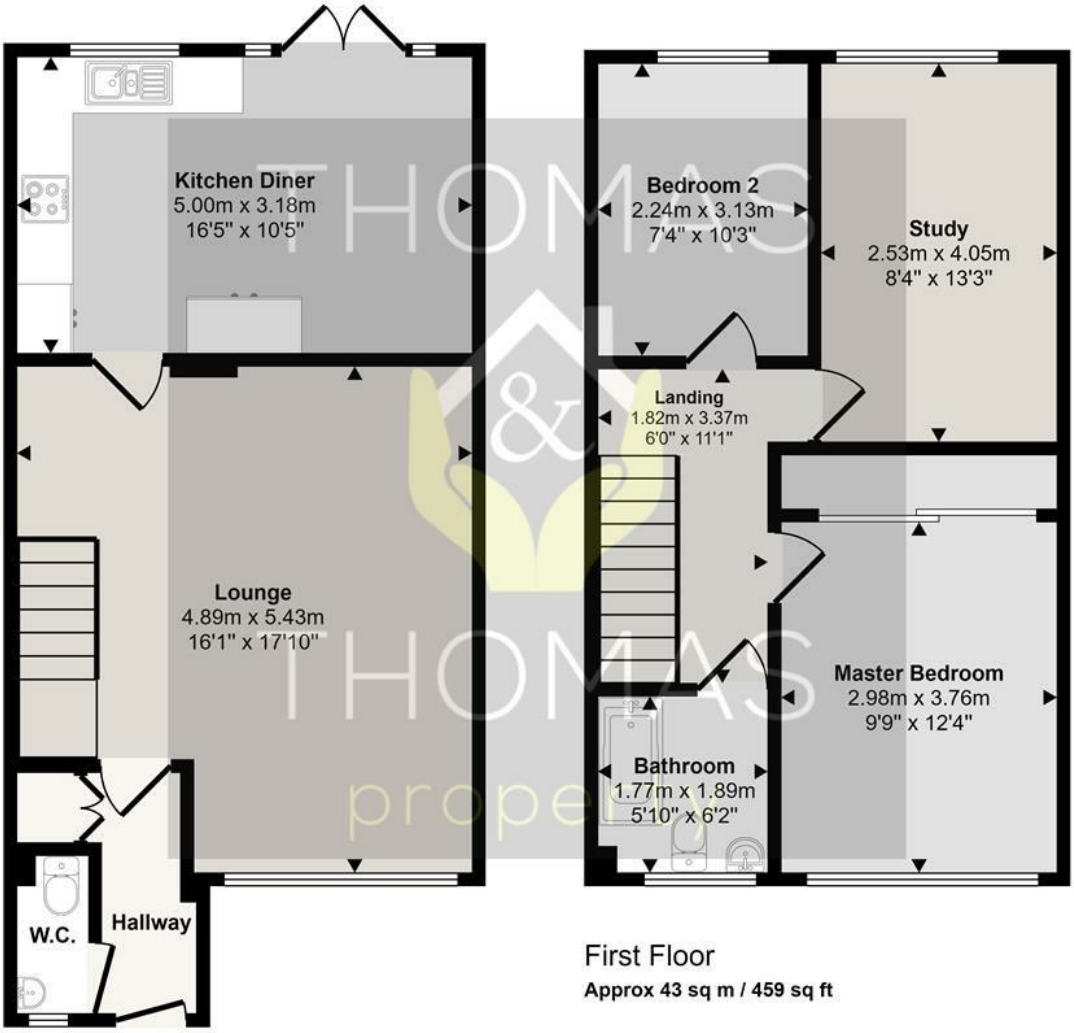
The outdoor space is equally impressive, featuring an enclosed, mature garden complete with a patio area. This generous garden provides an excellent space for the whole family to come together and enjoy the outdoors, whether for play, gardening, or simply unwinding in the fresh air & gives direct access's via a rear gate to en-bloc garage.

This property is perfect for families seeking a comfortable home in a friendly neighbourhood. With its blend of modern amenities and charming features, it offers a wonderful opportunity to create lasting memories in a lovely setting. Don't miss the chance to make this delightful house your new home.

- Updated & modernised
- large and bright living room
- Spacious open-plan kitchen diner
- Three generously sized bedrooms
- Peaceful location with no passing traffic
- en-bloc garage

rightmove PrimeLocation.com DPS The Property Ombudsman Zoopla naea propertymark PROTECTED arla propertymark PROTECTED

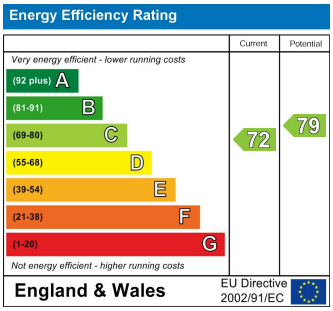
Approx Gross Internal Area
88 sq m / 952 sq ft

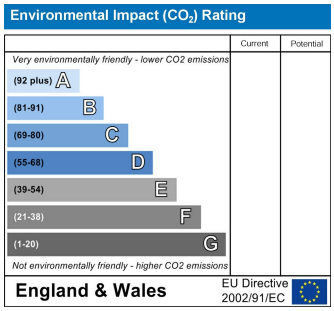


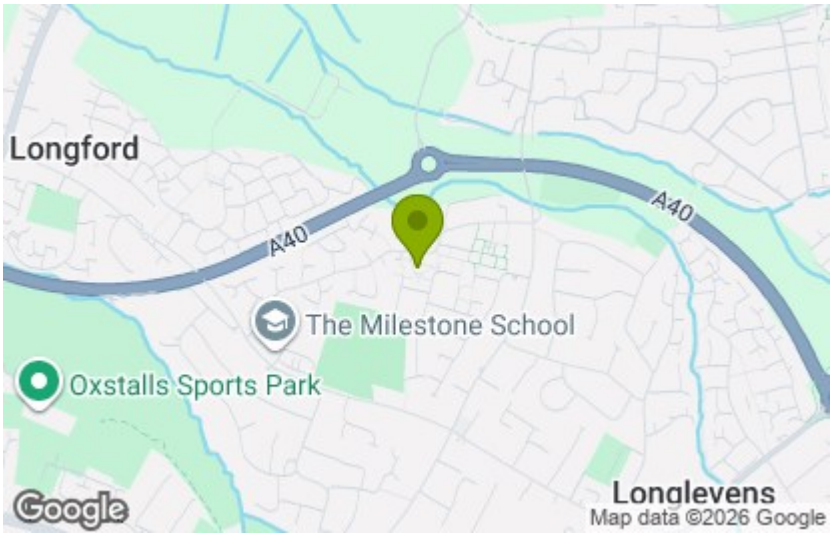
First Floor
Approx 43 sq m / 459 sq ft

Ground Floor
Approx 46 sq m / 493 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.







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 firms employment has the authority to make or give any representation or warranty in respect of the property.