



3 Court Gardens, Gloucester, GL2 5JX

Offers Over £375,000

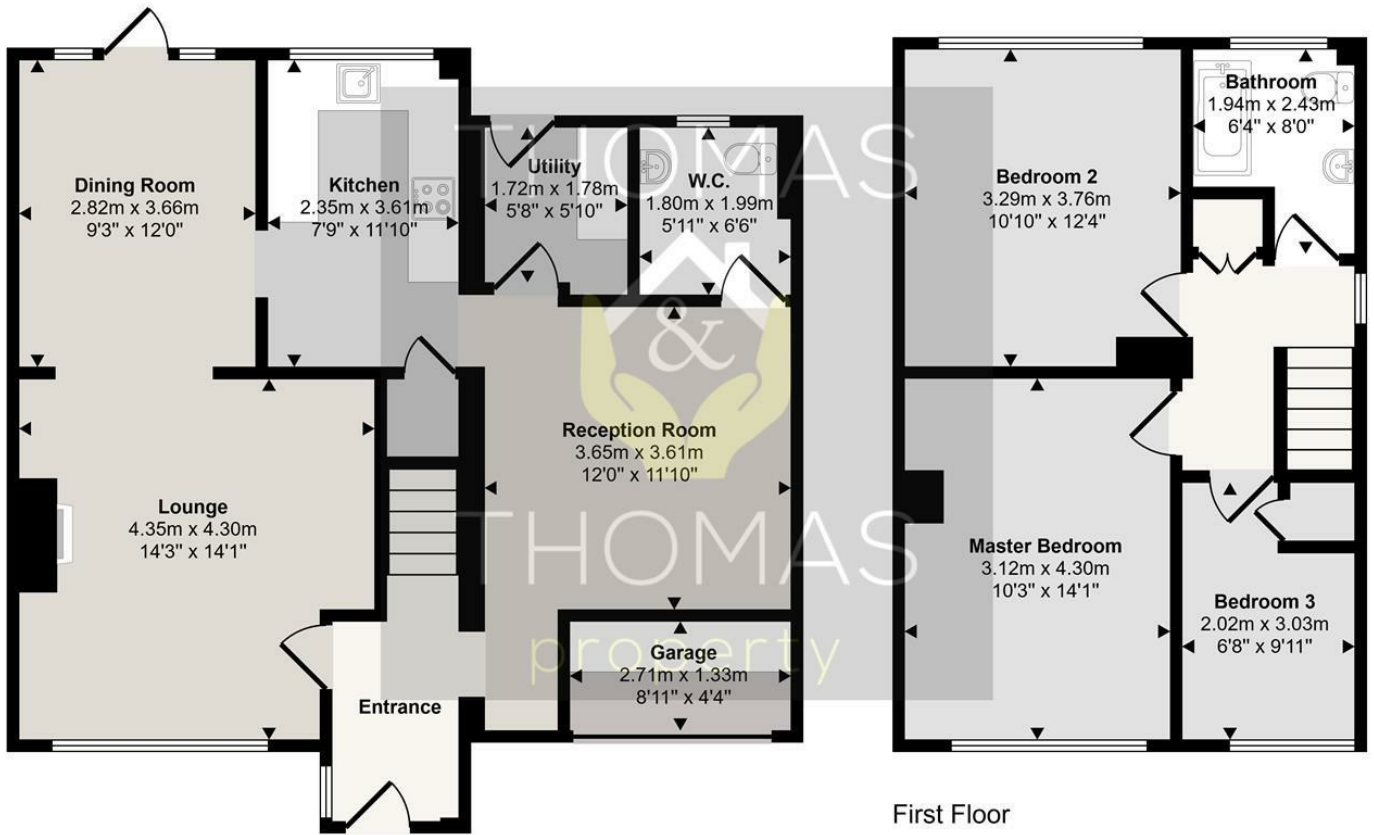
Thomas and Thomas are pleased to present this three bedroom family home which has been heavily updated by the current owners, including creating an additional reception room with downstairs WC and utility space, all whilst retaining some garage space.

Comprising of: spacious entrance hall leading to the well presented lounge with electric feature fire, good sized dining room which leads onto the large garden with patio and grass space. The kitchen benefits from integrated dishwasher and induction hob, with understairs larder cupboard. There is also a utility room, additional reception room which is currently a play room and downstairs WC. which already has plumbing in place for a shower if required.

Upstairs there three bedrooms, two doubles and a single with a shared modern family bathroom with shower over bath.

- Immaculate Family Home
 - Three Bedroom
 - Converted Garage
- Three Reception Rooms
 - Good Sized Garden
 - Driveway Parking

Approx Gross Internal Area
117 sq m / 1261 sq ft

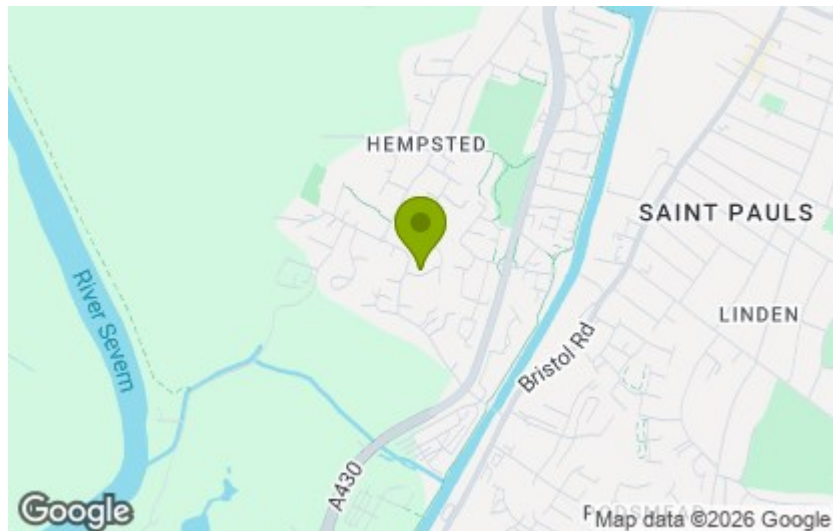


Ground Floor
Approx 73 sq m / 789 sq ft

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	82
(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	82
(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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