



113 Shearwater Grove, Gloucester, GL3 1DD

Offers Over £250,000

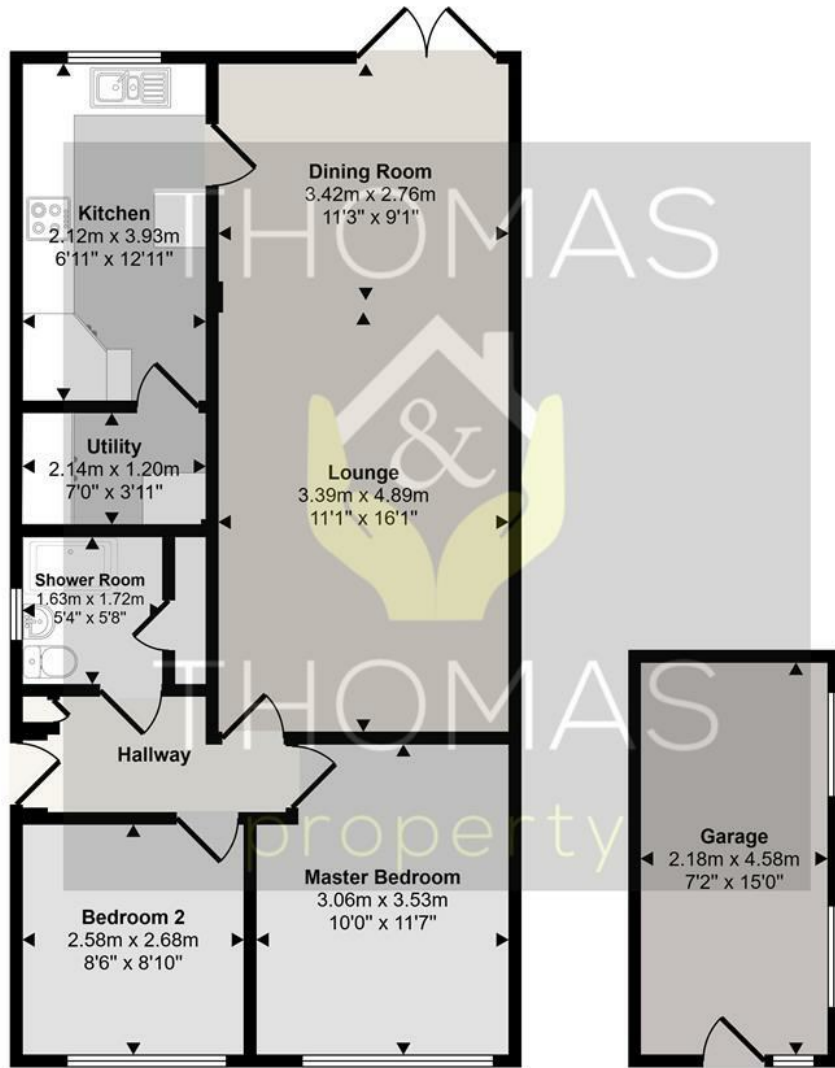
Thomas and Thomas are pleased to welcome to the market this two bedroom semi detached bungalow which is offered to the market chain free.

Comprising of: Entrance hallway leading to the open plan lounge / dining room with patio doors opening on to the private enclosed garden. There are two bedrooms, a shower room, utility room with built in storage and finally extended kitchen with ample cupboard space. The property further benefits from underfloor heating in the bathroom, kitchen and utility room.

Outside is a low maintenance garden with storage garage with power and lighting.

- Chain Free
- Two Bedroom Bungalow
- Driveway Parking
 - Extended
- Well Presented
- Innsworth

Approx Gross Internal Area
76 sq m / 817 sq ft



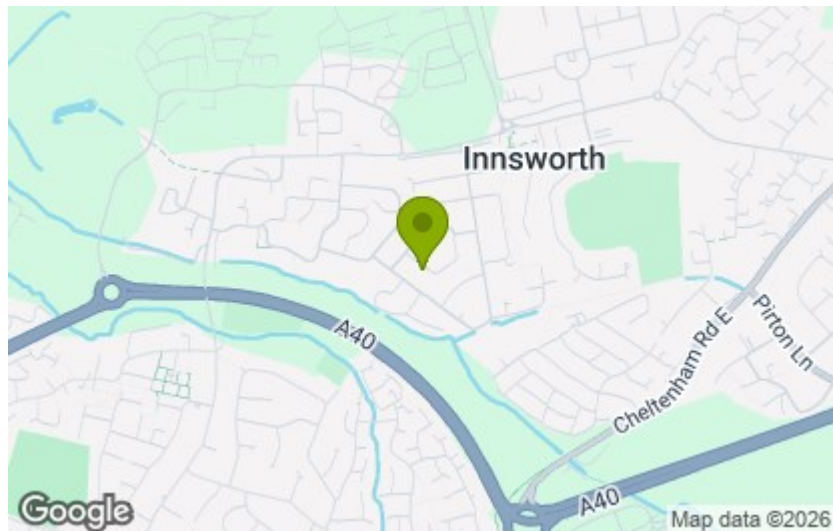
Floorplan
Approx 66 sq m / 710 sq ft

Garage
Approx 10 sq m / 107 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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