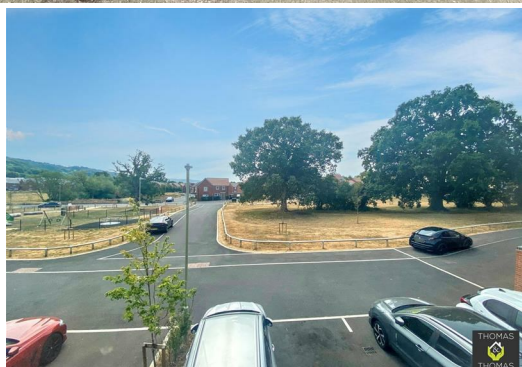




11 New Orchard Avenue, Gloucester, GL4 6ET

Asking Price £280,000

This property boasts a delightful view over parkland, providing a serene backdrop to your daily life, while the open aspect to the rear enhances the sense of space and tranquillity.

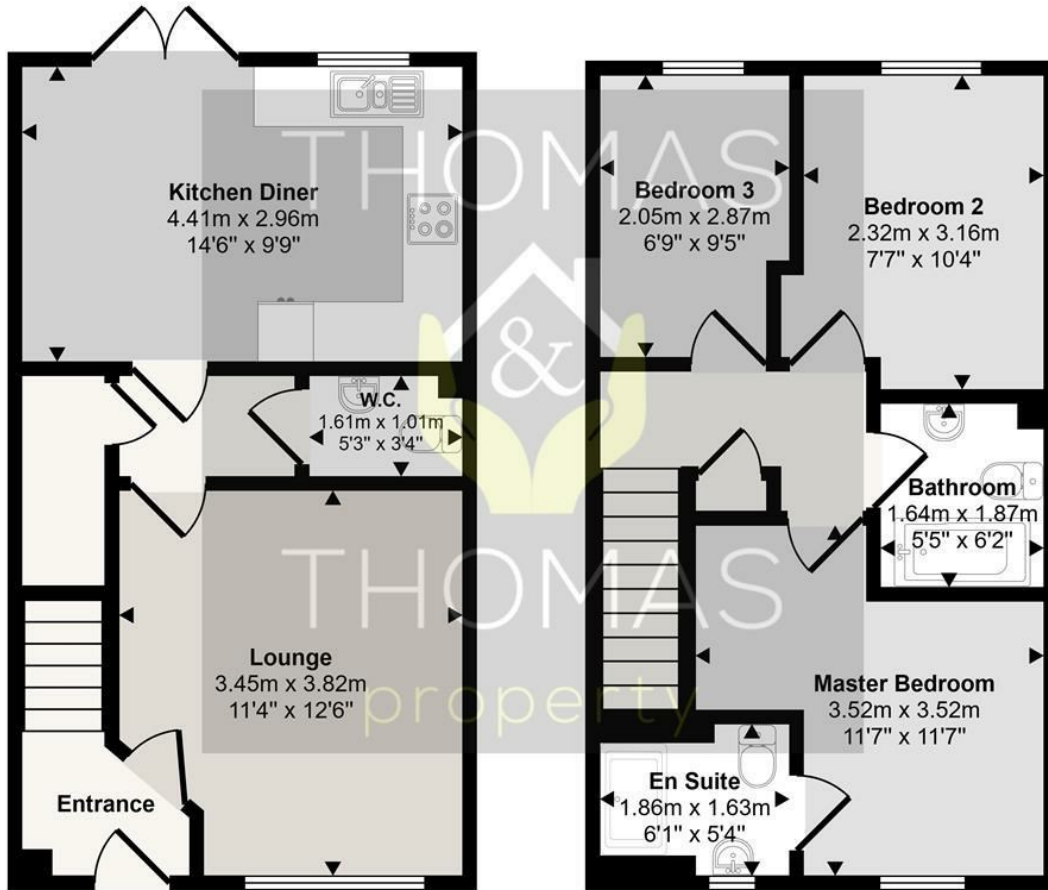
Upon entering, you are welcomed into a spacious living room that overlooks the front of the property, creating a bright and inviting atmosphere. The heart of the home is undoubtedly the expansive fitted kitchen diner, which spans the back of the house and offers a wonderful space for family meals and entertaining. This area overlooks the enclosed rear garden, allowing for a seamless connection between indoor and outdoor living.

The property features three generously sized bedrooms, perfect for family accommodation. The master bedroom benefits from an en-suite bathroom, providing a private retreat, while the modern family bathroom serves the other two bedrooms with style and functionality. Additionally, a convenient downstairs cloakroom adds to the practicality of the home.

Outside, the enclosed rear garden is a delightful space for children to play or for adults to relax, all while enjoying the open aspect that enhances the feeling of space. The property also includes a driveway with two parking spaces, ensuring that parking is never a concern.

- Open aspect from the front and back
 - Open plan fitted kitchen diner
 - Spacious living room
 - Three bedrooms
 - Family bathroom, en-suite & cloakroom
 - Driveway parking for 2 cars

Approx Gross Internal Area
72 sq m / 780 sq ft



Ground Floor

Approx 36 sq m / 387 sq ft

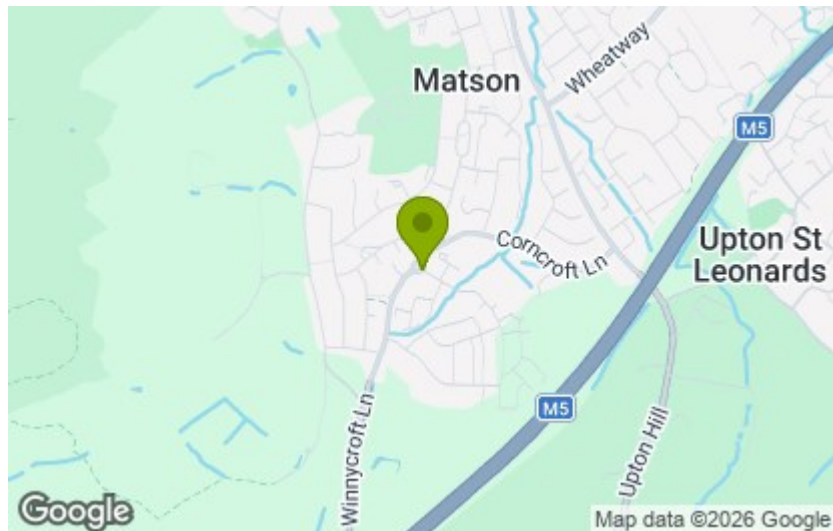
First Floor

Approx 37 sq m / 393 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		97
(81-91) B	85	
(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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