



**2 Catherine Place, Gloucester, GL2 9FD**

**Asking Price £240,000**

Chain-free detached coach house built in 2015, the property boasts a contemporary design that is both stylish and functional, making it an ideal choice for first-time buyers or those seeking a low-maintenance home.

Boasting open-plan living space that is both inviting and practical. The modern fitted kitchen breakfast room is perfect for casual dining, while the second reception room, originally the garage, provides additional space for relaxation or work. This room is enhanced by French doors that open directly into the garden, creating a seamless connection between indoor and outdoor living.

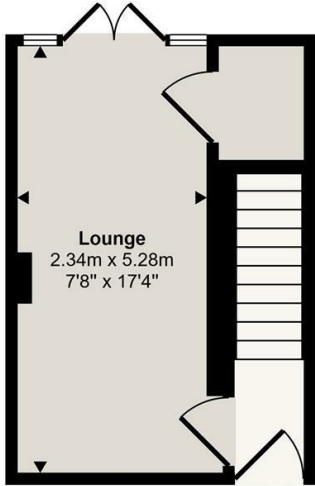
The property features two spacious bedrooms, each equipped with fitted wardrobes that help keep your living space tidy and organised. These bedrooms are serviced by a modern family bathroom, ensuring comfort and convenience for all residents.

Outside, the enclosed garden is a true highlight, offering a generous lawn and a patio area, ideal for enjoying sunny days or hosting gatherings with friends and family. The location provides easy access to Gloucester city centre and major commuter routes, including the M5, making it a practical choice for those who travel for work or leisure.

This coach house is a wonderful opportunity to own a modern home in a desirable location, combining comfort, style, and accessibility. Don't miss your chance to make this lovely property your own.

- Chain-free detached coach house
- Modern fitted kitchen breakfast room
  - Two separate reception rooms
- Enclosed generous garden with lawn and patio area
- Two spacious bedrooms, equipped with fitted wardrobes
  - Modern fitted bathroom.

Approx Gross Internal Area  
82 sq m / 884 sq ft



Ground Floor  
Approx 19 sq m / 202 sq ft



First Floor  
Approx 63 sq m / 682 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		76	76
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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