



21 Nine Elms Road, Gloucester, GL2 0HB

Asking Price £435,000

Detached family home, built in 1940, offers a perfect blend of space and comfort. Commanding a sizeable plot, this property is ideal for those seeking a peaceful retreat while still enjoying easy access to the M5 for convenient commuting.

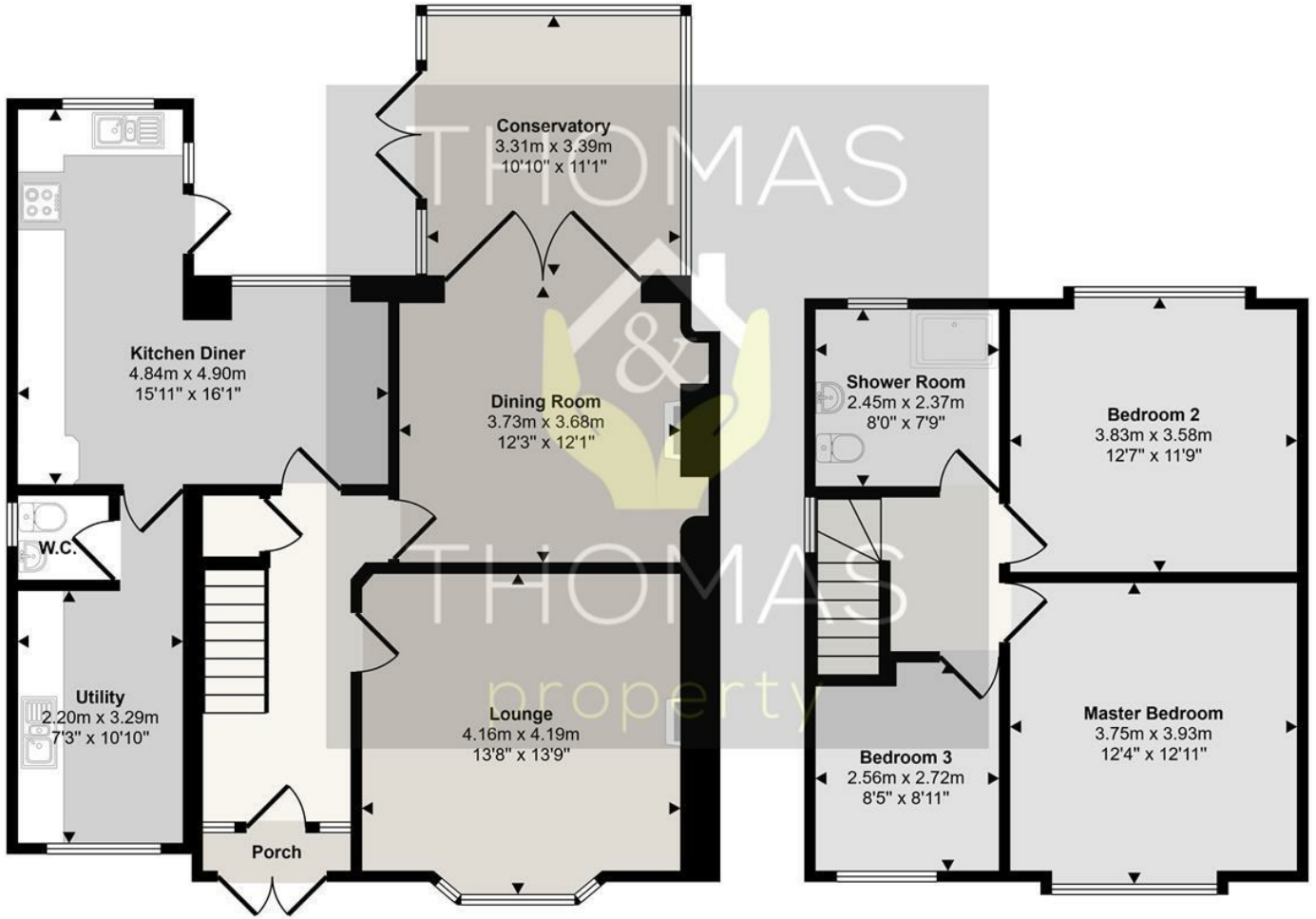
Upon entering, you will find three generously sized reception rooms, each providing ample space for family gatherings and entertaining guests. The layout is thoughtfully designed, ensuring that each room flows seamlessly creating a warm and inviting atmosphere, complimented by a fitted kitchen diner that seamlessly connects the home to the garden, with a sizeable utility to help keep the day to day clutter at bay. Upstairs the home features three well-proportioned bedrooms, perfect for families or those needing extra space for guests. These bedrooms are serviced by a family shower room & down stairs cloakroom designed for both functionality and comfort.

The exterior of the property is equally impressive, with a mature and well-kept garden that offers a private sanctuary for relaxation and outdoor activities. The enclosed garden provides a safe space for children to play or for hosting summer barbecues with friends and family. Additionally, the property boasts ample driveway parking, ensuring convenience for multiple vehicles.

This chain-free home presents a wonderful opportunity for buyers looking for a spacious property in a desirable location. With its blend of character and modern living, this house is ready to welcome its new owners. Don't miss the chance to make this charming residence your own.

- Detached chain free family home
- Commanding a large enclosed garden
- Three separate reception rooms
- Kitchen diner with utility & cloakroom
- Three family sized bedrooms
- Ample driveway parking

Approx Gross Internal Area  
134 sq m / 1445 sq ft



Ground Floor  
Approx 86 sq m / 922 sq ft

First Floor  
Approx 48 sq m / 522 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		50	72
	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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