



## 4 Meadvale Close, Gloucester, GL2 9AU

Asking Price £280,000

Meadvale Close is located in the heart of Longford, close to local shops, amenities and bus routes. Just a short drive into Gloucester City Centre and the historic docks.

The property has been beautifully updated by the current owner, taking it from a one bed house to a luxury two bedroom home, no expense spared. This includes redecoration throughout, new kitchen & bathroom, creation of a utility room and downstairs WC as well as additional off road parking.

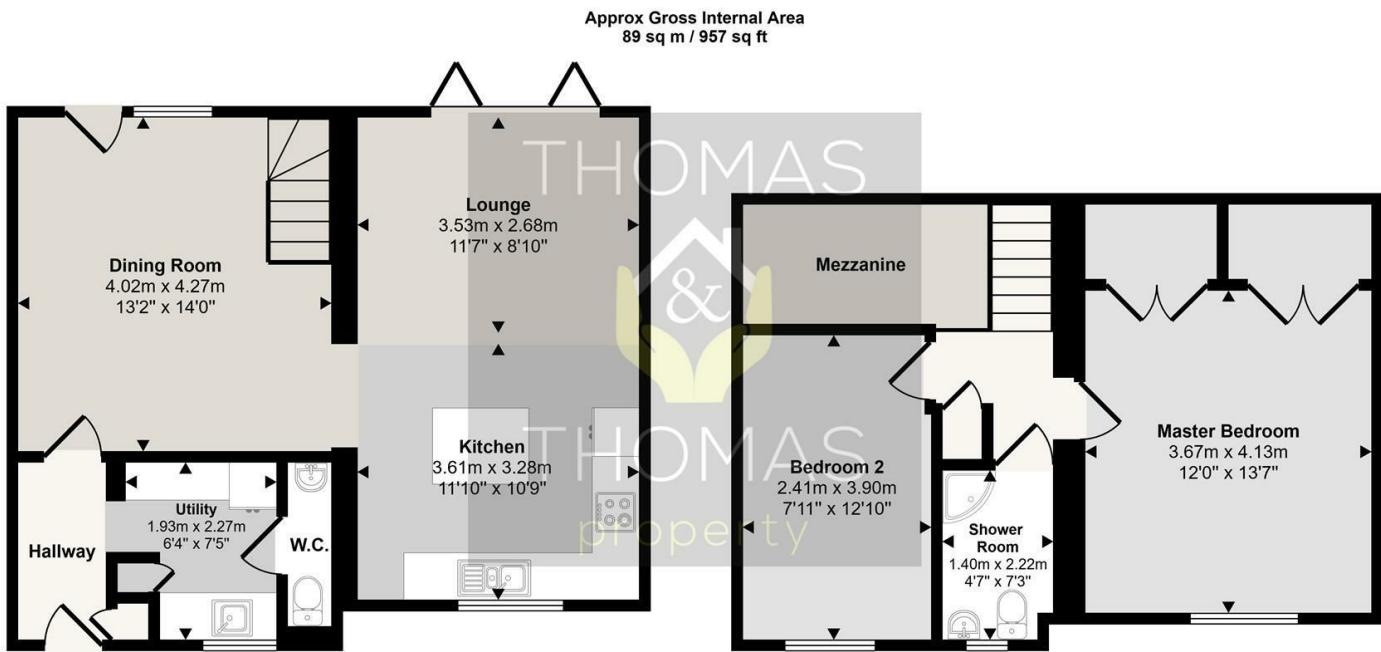
The property boasts two reception rooms, the lounge benefiting from bi-fold doors which open on to the very well presented wrap around garden with patio area, grass and decking space with pergola.

The kitchen is the focal point of the property, with island and breakfast bar, double oven and dishwasher.

Upstairs there are two well proportioned double bedrooms, the master benefiting from built in storage and finally family shower room.

Ready to move in to, please call to book your viewing today!

- Extended Two Bedroom House
  - Off Road Parking
  - Two Reception Rooms
  - New Bathroom & Kitchen
    - Utility Room & WC
    - Ready to move in to



#### Ground Floor

Approx 51 sq m / 546 sq ft

#### First Floor

Approx 38 sq m / 411 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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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