



71 Lower Meadow, Gloucester, GL2 4XN

Asking Price £339,450

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Situated in a sought-after suburb and within easy walking distance to schools, shops, pubs and amenities, this loved and well-proportioned family home presents a wonderful opportunity for a family looking for their forever home.

Opening into a convenient porch and hallway, there is ample space for shoes, coats and backpacks before turning into a spacious, newly decorated living area. Beyond, the generous kitchen diner is light and airy, featuring cottage style painted cupboards and a dish washer, with further space that is currently also used as a family play area. A downstairs WC adds to the family appeal of this practical home, with a sizeable garage fully wired with lighting and an electric door that is currently part converted to include utility facilities. Further parking is available for two cars on the front driveway, and the pretty front garden could be converted for further space if required.

Chalkboard painted stairs lead up to further well proportioned rooms. A family bathroom and three double bedrooms, the smallest of which features a beautiful original children's mural, and one with an en suite complete with overhead electric shower, offers ample accommodation. Views from the bedrooms extend either over the garden to the rear or the tree-lined stream to the front. The fourth bedroom is currently used as a good sized home office, perfect for peaceful and organised remote working. The loft is divided into two halves with two entrances, with one side fully boarded, due to prior owners' plans to convert.

This pretty tucked-away home resides on a quiet little private lane consisting of only four family houses. To the front, a driveway offers space for two cars in addition to a pretty front garden. To the rear of the property, the back garden offers sunny mornings and shady afternoons, with a hot tub and wendy house in situ. A gated path provides convenient side access to the garden.

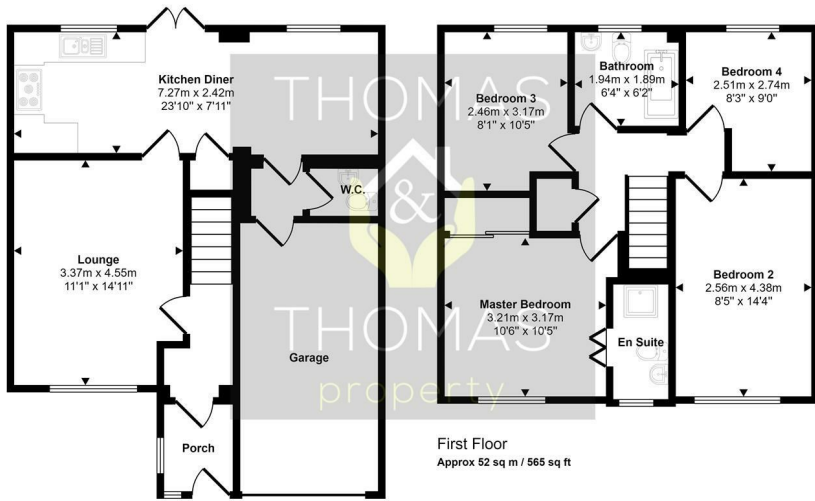
- Four Bedrooms
- Link Detached
- Well proportioned, extended family home
- Tucked away location – quiet private lane opposite trees and a small stream
- Garage & Off Road Parking
- Downstairs W/C and En Suite

Viewing

Please contact our Thomas & Thomas property Ltd Office on 01452 348208 if you wish to arrange a viewing appointment for this property or require further information.



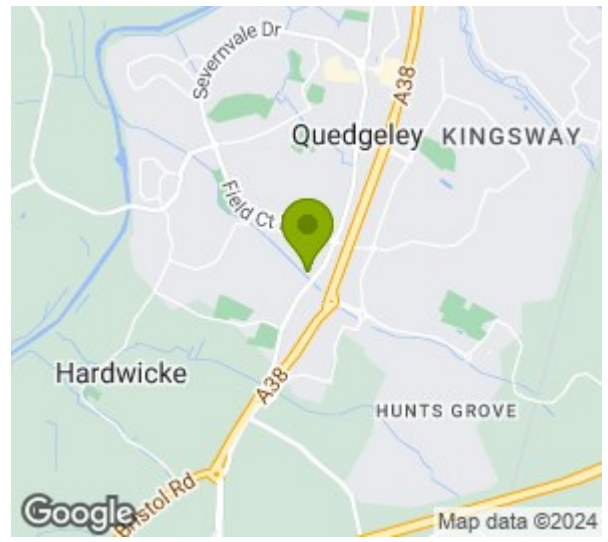
Approx Gross Internal Area
113 sq m / 1220 sq ft



First Floor
Approx 52 sq m / 565 sq ft

Ground Floor
Approx 61 sq m / 656 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	79		
	66		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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