



## 6 Paddock Gardens, Gloucester, GL2 0ED Offers Over £350,000



- Four Bedrooms
- Semi Detached
- En Suite & Bathroom
- Kitchen / Diner
- Garage & Driveway
- Large Enclosed Garden

Thomas and Thomas are pleased to present this immaculate four bedroom semi detached home located in a quiet cul de sac in Longlevens. The current vendors have updated the majority of the house extensively including plumbing, electrics and windows.

Briefly comprising of: Entrance hall with lounge to the left which benefits from a bay window. To the back of the house is the second reception room, originally part of the lounge, the kitchen and dining room. This part of the house has not been updated by the current owners.

Upstairs has been completely renovated with three double bedrooms, the main room benefiting from an en suite shower room, main bathroom and a single bedroom which would make an ideal home office space.

Outside is a good sized enclosed garden with patio and grass area. The front of the property has driveway parking for at least three cars and a garage.

### Viewing

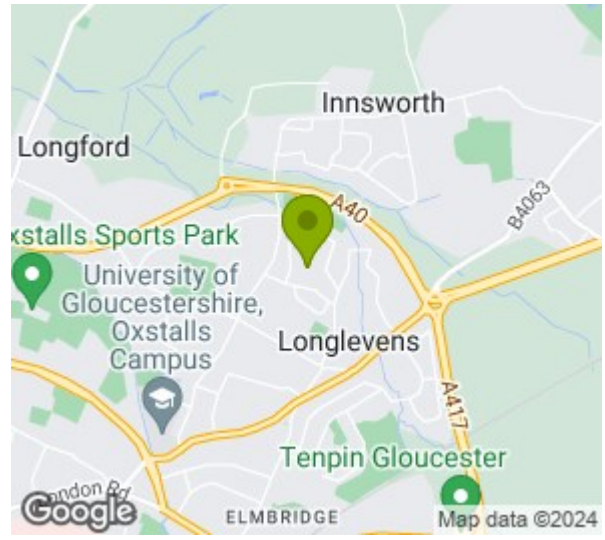
Please contact our Thomas & Thomas property Ltd Office on 01452 348208 if you wish to arrange a viewing appointment for this property or require further information.



Approx Gross Internal Area  
119 sq m / 1278 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.