



49 Ashwood Way, Gloucester, GL3 3JE

£1,250 Per Calendar Month

Thomas & Thomas property are excited to be offering this lovely three bedroom house in the sought after area of Hucclecote, in very close proximity to Hucclecote Green.

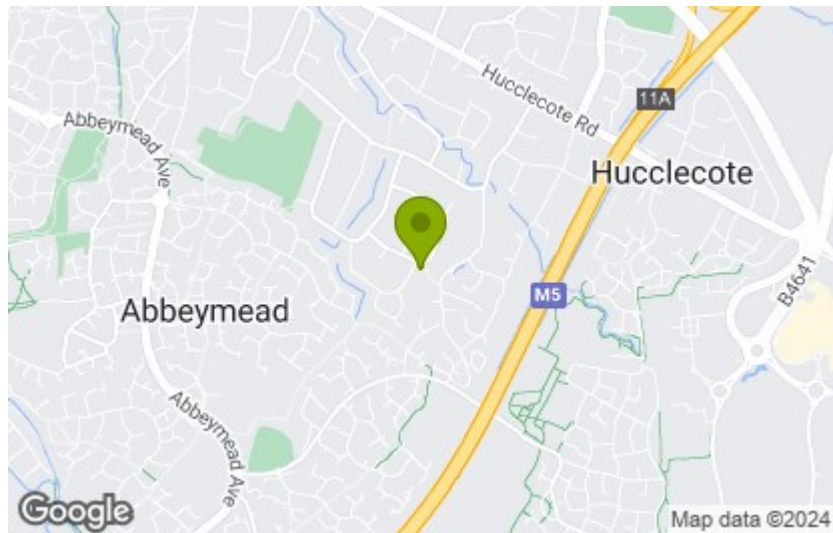
This well presented property will be let on an unfurnished basis, and briefly comprises of: Entrance hallway with stairs to first floor and a downstairs WC, kitchen with oven, induction hob and door to side aspect, Living/Dining room with a decorative feature fireplace and French doors to the garden.. To the first floor are three good sized bedrooms, bathroom with a shower over bath and a separate toilet.

It is warmed via gas central heating, double glazed throughout, has gardens to the rear and side, along with the front where there is also driveway parking for more than one car.

- Semi Detached House
 - Well Presented
- Garage & Driveway Parking
 - Lounge/Dining Room
- Three Good Sized Bedrooms

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		
		83
	60	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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