



2 Gray Close, Gloucester, GL3 1EE

Asking Price £285,000

 3  1  1  D

Thomas and Thomas are pleased to present this well presented three bedroom family home located in Innsworth on a generous plot and offered to the market CHAIN FREE.

Briefly comprising of: Large entrance hall, to the left is the cosy lounge with bay window and feature fireplace. Leading down the hall is the generous size kitchen / diner which has recently been fitted. There is also an outbuilding, currently used a utility room with power and lighting.

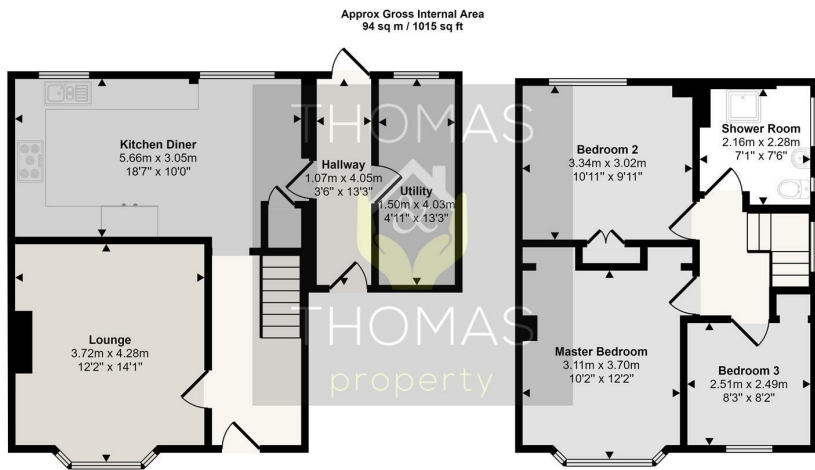
Upstairs there is a newly fitted bathroom with large walk in shower, two double bedrooms and a single bedroom all benefiting from storage space.

Outside there is a private enclosed garden with patio and grassed area. To the front of the house is more grassed areas, a detached garage and two off road parking spaces. This would make the ideal family home with the possibility to extend subject to planning permission.

- Three Bedrooms
- CHAIN FREE
- Semi Detached
- Large Corner Plot
- New Kitchen & Bathroom
- Garage & Off Road Parking

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.



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	
Very energy efficient - lower running costs	Current	Potential	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
(38-54) E			(38-54) 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
		61	
		74	
England & Wales	EU Directive 2002/91/EC		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.