



15 Grebe Close, Gloucester, GL4 4XL

Asking Price £265,000

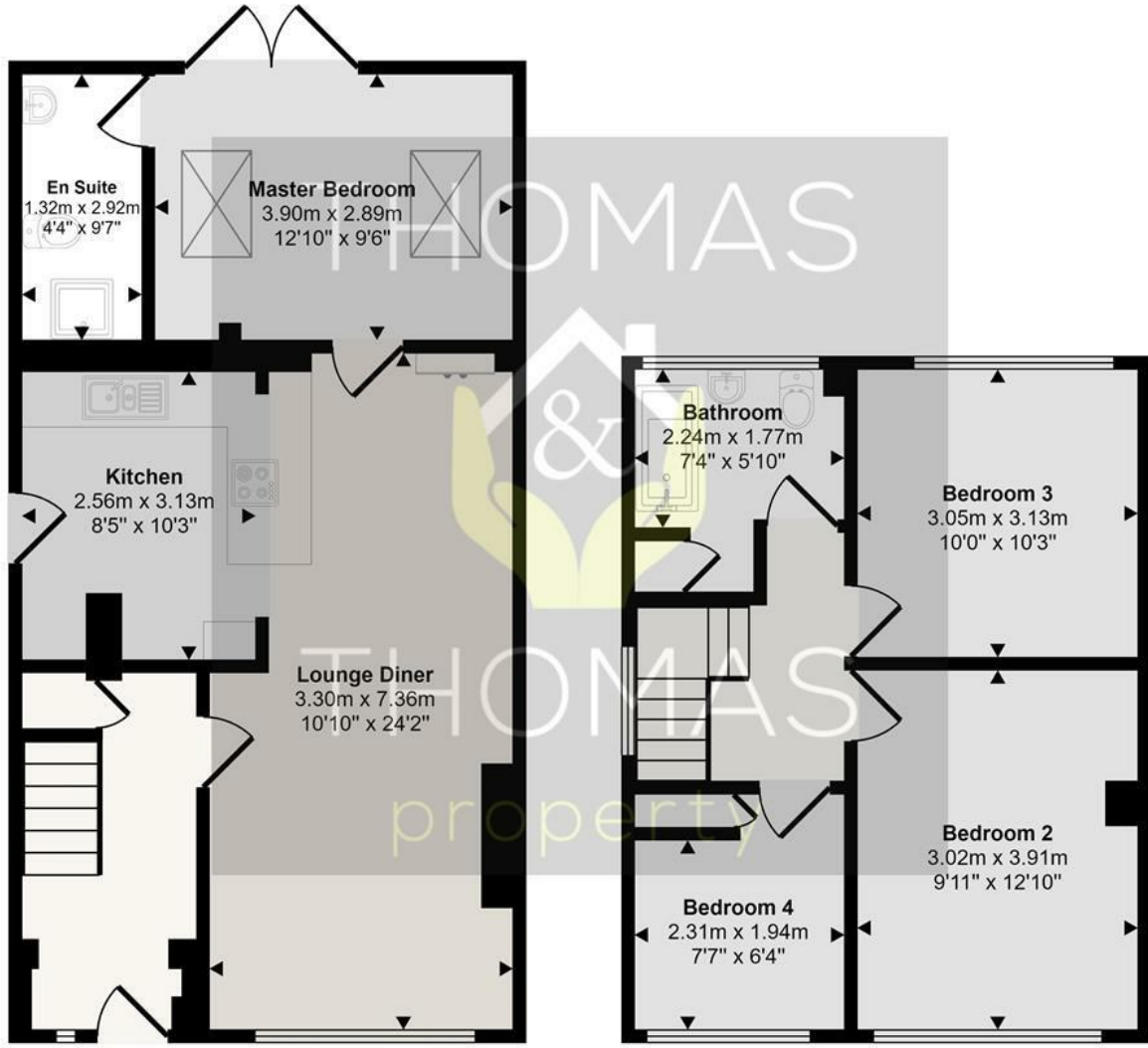
Thomas and Thomas are pleased to present this family home in the popular Abbeydale location, which has been extended to add a fourth bedroom.

Briefly comprising of: Entrance hall leading to the open plan lounge / diner / kitchen with breakfast bar. To the rear of the house is the fourth bedroom with en suite and patio doors leading into the garden. Upstairs there are two double bedrooms, a single bedroom and family bathroom with shower over bath.

Outside is the private enclosed garden with the converted garage which is now a garden room.

- Four Bedrooms
- Extended
- En Suite & Family Bathroom
- Garage Conversion
- Enclosed Garden
- Abbeydale Location

Approx Gross Internal Area
95 sq m / 1020 sq ft



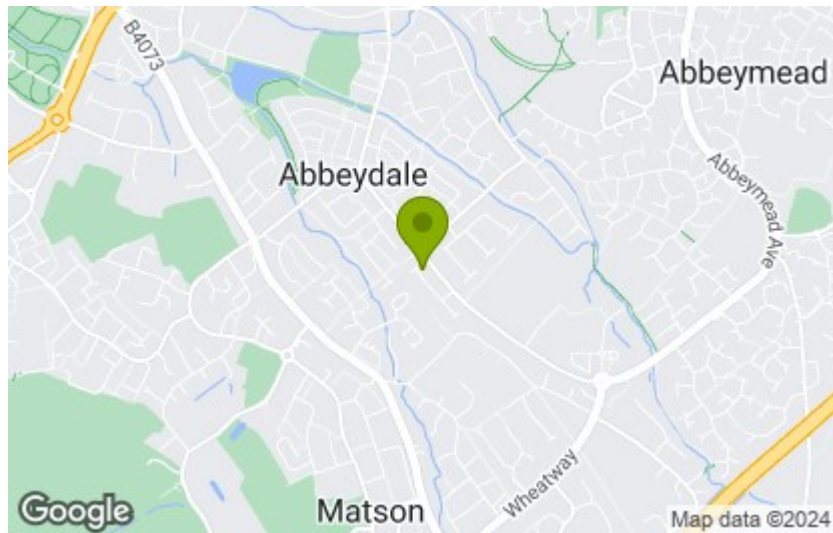
Ground Floor
Approx 56 sq m / 600 sq ft

First Floor
Approx 39 sq m / 420 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			
England & Wales		73	85
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			



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.