



**27 Shergar Close, Gloucester, GL4 4FD**

**Offers Over £260,000**

Thomas and Thomas are pleased to present this well presented home in the popular Abbeydale area, offered to the market CHAIN FREE.

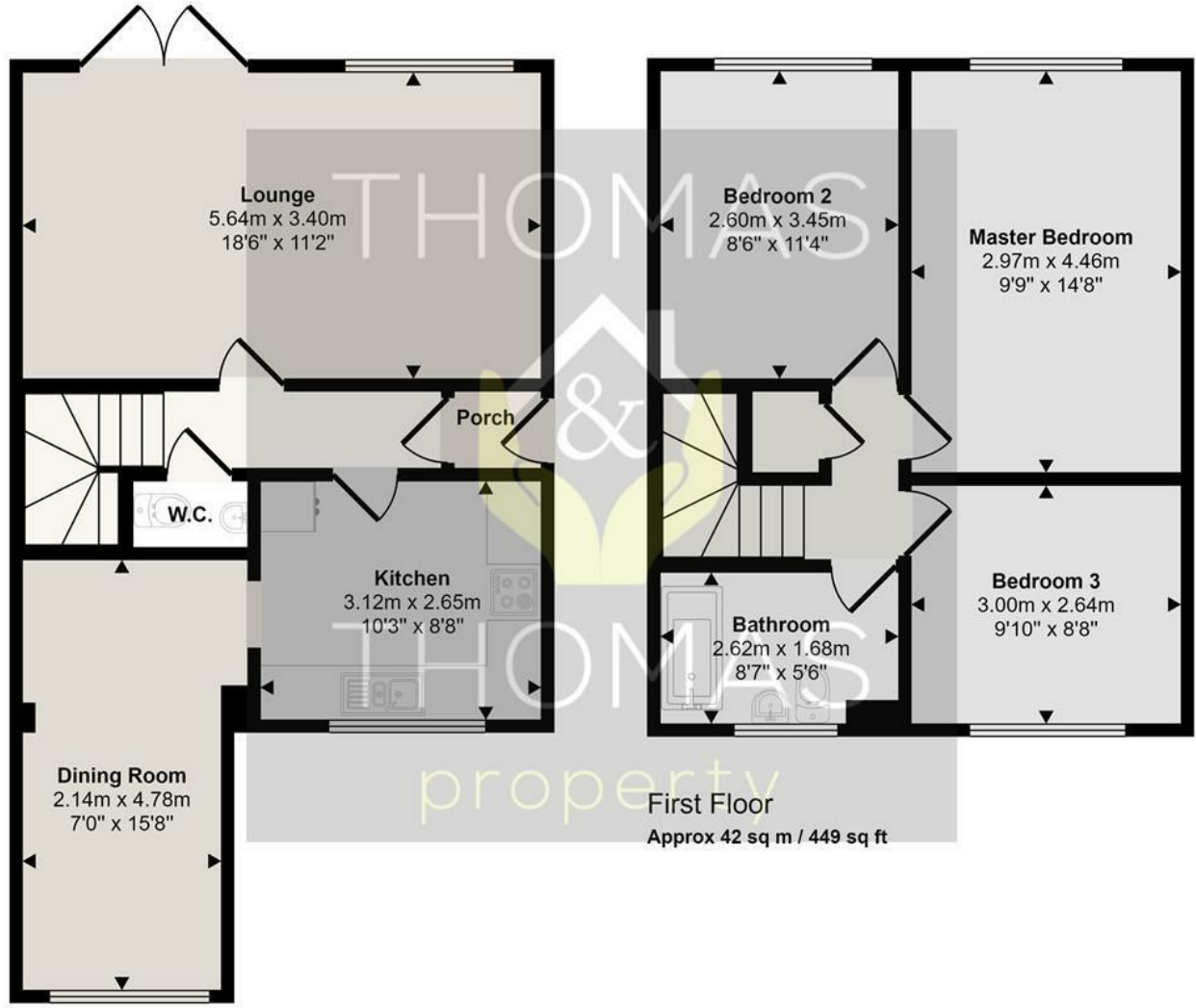
Comprising of: Entrance porch leading to the inner hallway with WC. To the left is the modern fitted kitchen and the converted garage which would make the ideal dining room. There is a large living room, spanning the width of the house, with patio doors leading onto the private enclosed garden. There is a patio space, grassed area and side access.

Upstairs there are three bedrooms, two of which are doubles and family bathroom with shower over bath.

This property would make the ideal first home, complete with off road parking and offered to the market chain free.

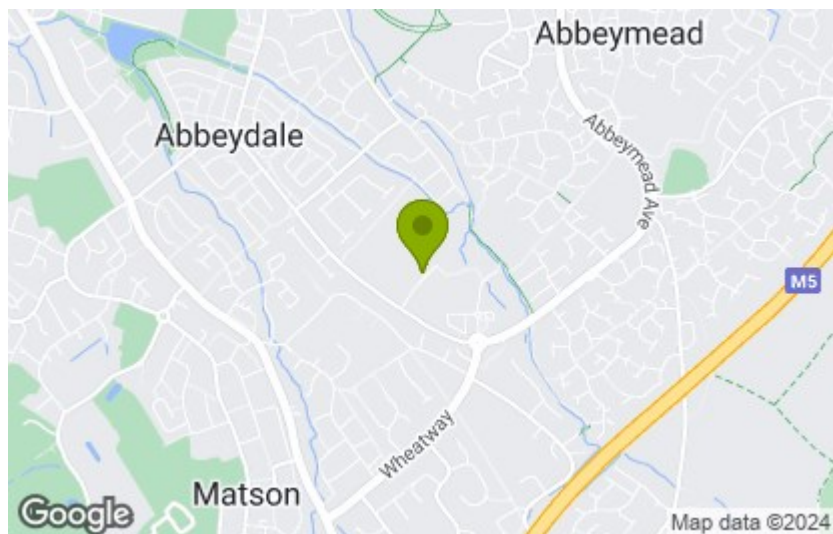
- Three Bedrooms
- Semi Detached
  - Chain Free
- Converted Garage
- Family Bathroom & WC
  - Enclosed Garden

Approx Gross Internal Area  
89 sq m / 957 sq ft



Ground Floor  
Approx 47 sq m / 508 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>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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>	<b>84</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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