



8 Crescentdale, Gloucester, GL2 9EP

Offers Over £270,000

Thomas and Thomas are pleased to present this family home located in Crescentdale, Longford conveniently positioned close to local shops, amenities and bus routes.

The property briefly comprises of: Porch with storage leading through to the good sized open plan lounge / diner with electric feature fire. There is a newly fitted kitchen with ample storage space and integrated appliances. Upstairs there are two double bedrooms, a single bedroom and a modern bathroom with shower over bath.

Outside, the garden is one of the main features of this property complete with patio and artificial grass making it low maintenance.

- Three Bedrooms
- Low Maintenance Garden
- Newly Fitted Kitchen
 - Garage
- Off Road Parking
 - Longford

Approx Gross Internal Area
99 sq m / 1061 sq ft



Ground Floor
Approx 56 sq m / 604 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
	86
70	

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 EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) **A**
(81-91) **B**
(69-80) **C**
(55-68) **D**
(39-54) **E**
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Not environmentally friendly - higher CO₂ emissions

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