



23 Lewis Avenue, Gloucester, GL2 9BQ

Asking Price £375,000

Thomas and Thomas are pleased to present this family home located on a quiet road in Longford. The property is located on a substantial plot with a garden spanning roughly 100ft long, garage and driveway parking.

Briefly comprising of: Entrance hall with WC under stairs leading through to the open plan lounge / diner with log burner and finally a conservatory. The galley kitchen is modern and fitted with ample storage. The door leads out to the garage / workshop creating plenty of storage space. Upstairs there are three double bedrooms and a modern family bathroom with shower over bath.

Outside is the impressive garden space with patio areas at each end, a pond and vast grassed area. A property that needs to be viewed to be truly appreciated, please call today to arrange your viewing.

- Three Double Bedrooms
 - Semi Detached
 - Substantial Garden
 - Garage & Driveway
 - Conservatory
 - Log Burner

Approx Gross Internal Area
106 sq m / 1138 sq ft



Ground Floor
Approx 64 sq m / 686 sq ft

First Floor
Approx 42 sq m / 452 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		70	83
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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