



40 Uxbridge Lane, Gloucester, GL2 2EY

£1,795 PCM

Thomas and Thomas property are very pleased to be offering this well presented detached four bedroom family home, located in a quiet cul de sac location within Kingsway, Gloucester, with great access to the M5.

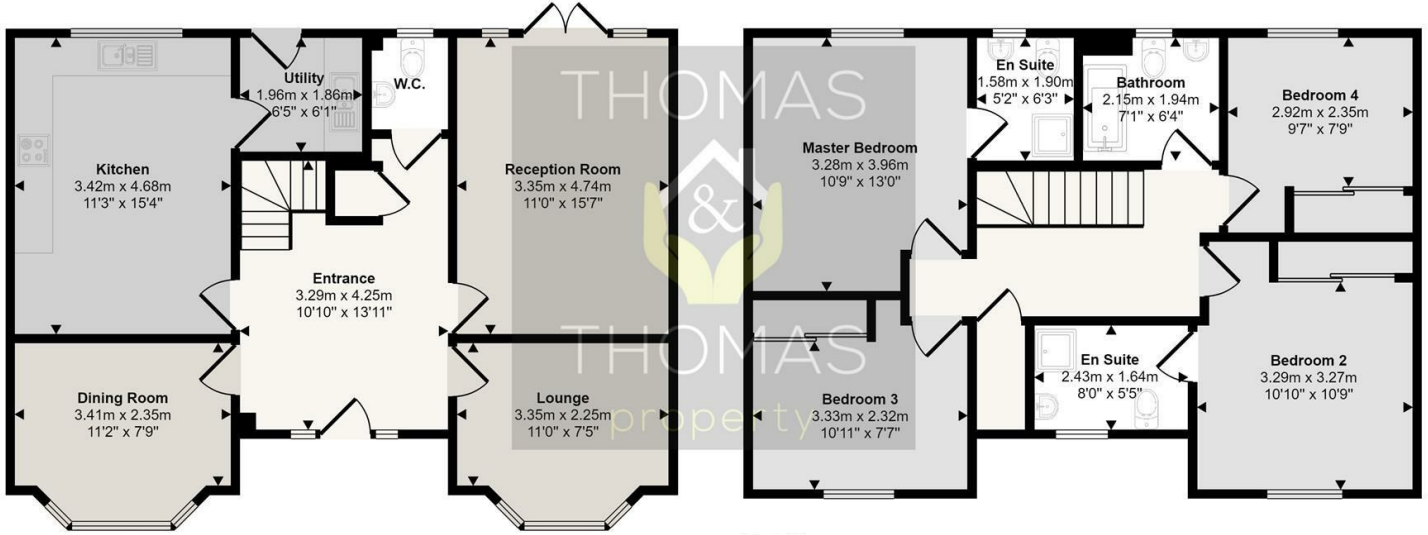
The house will be available Mid January and briefly comprises of: large entrance hallway area, cloakroom/WC, under stairs storage cupboard, living room with French doors to the rear garden, two further reception rooms with bay fronted windows, modern fitted kitchen/breakfast room with gas hob and electric oven, utility room with door to rear garden.

To the first floor is: family bathroom with hand held shower over bath, four double bedrooms, and two bedrooms with en suite shower rooms. The rear garden is of a good size and mainly laid to lawn, with side access to the driveway and a side door through to the double garage. The property is warmed via gas central heating, double glazed throughout.

Available NOW!

- **NEWLY Fitted Carpets & Flooring Throughout**
- **Four Double Bedrooms**
- **Three Reception Rooms**
 - **Two En Suites**
- **Fitted Wardrobes To All Bedrooms**
 - **Double Garage with Electric**
- **Large Entrance Hallway Area**
 - **Available NOW**

Approx Gross Internal Area
143 sq m / 1539 sq ft



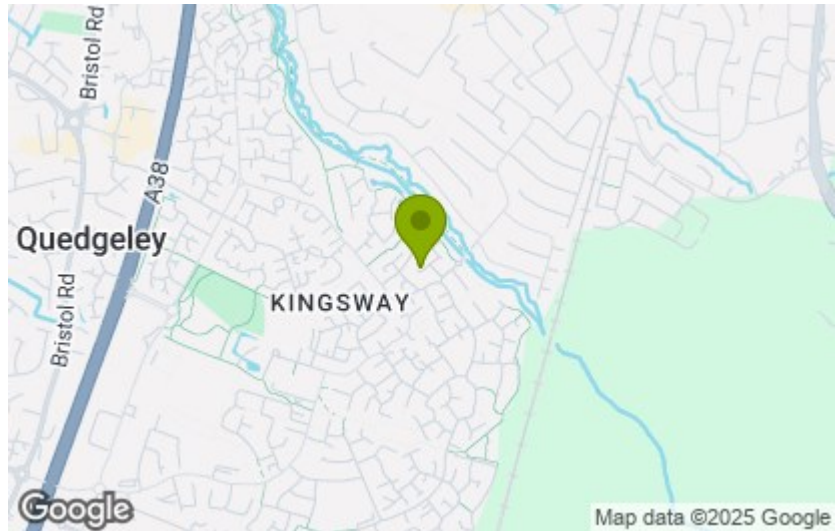
Ground Floor
Approx 73 sq m / 786 sq ft

First Floor
Approx 70 sq m / 753 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	
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	
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 firms employment has the authority to make or give any representation or warranty in respect of the property.