



11 Nightingale Close, Gloucester, GL2 4EB

Offers Over £310,000

Thomas and Thomas are pleased to present this immaculate three bedroom semi detached home located within a cul-de-sac of Hardwicke and offered to the market chain free.

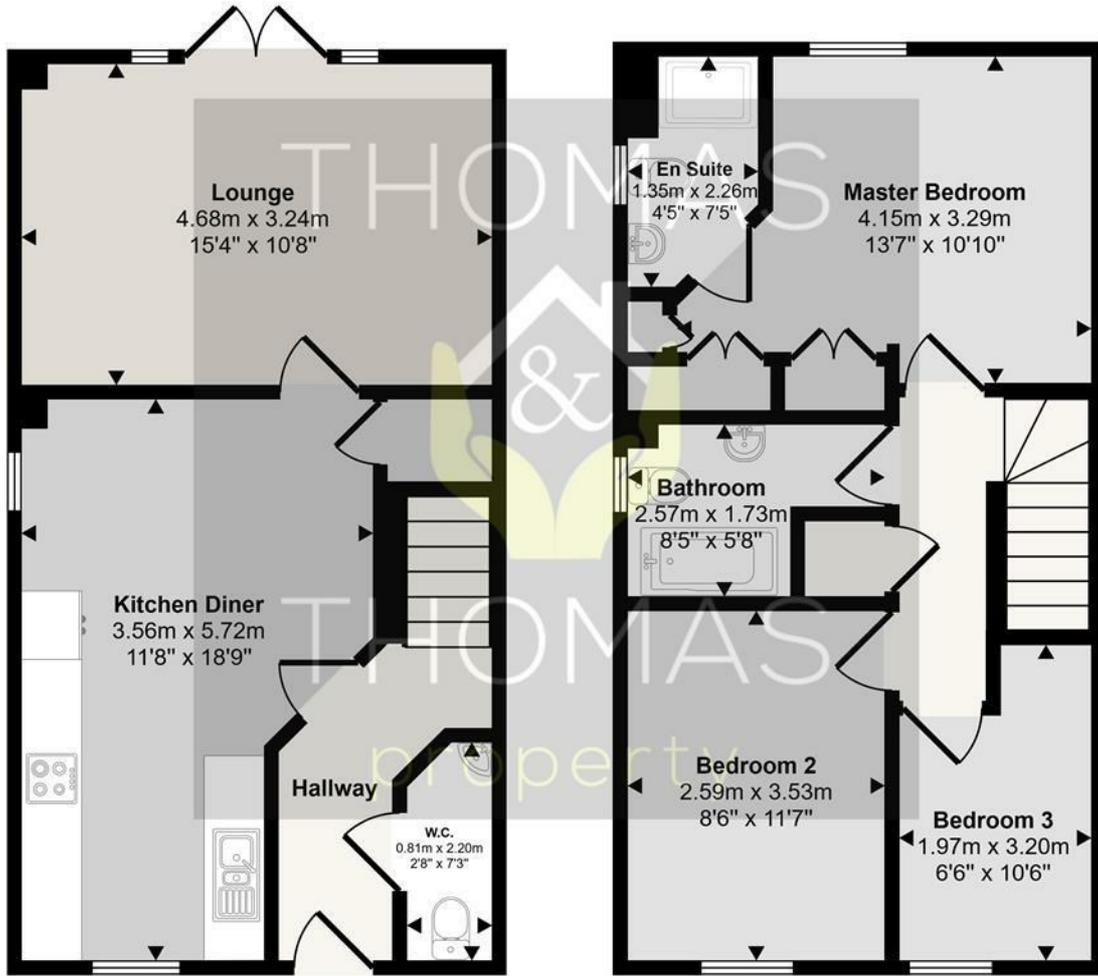
Comprising of: Entrance hall with WC leading to the kitchen / diner. The kitchen benefits from integrated fridge / freezer, dishwasher and washing machine. The spacious lounge opens out to the enclosed garden with side access to driveway where there is parking for two/three vehicles.

Upstairs there are two double bedrooms, the main benefiting from en suite shower room & fitted wardrobes, a good sized single bedroom and family bathroom with shower over bath.

This would make the ideal family home, please take a look round our virtual tour today and call to book your viewing.

- Chain Free
- Three Bedrooms
- Semi Detached
- En Suite & Family Bathroom
- Kitchen / Diner with Integrated Appliances
- Driveway Parking for Two/Three Vehicles

Approx Gross Internal Area
85 sq m / 919 sq ft



Ground Floor
Approx 43 sq m / 458 sq ft

First Floor
Approx 43 sq m / 460 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
84	96

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

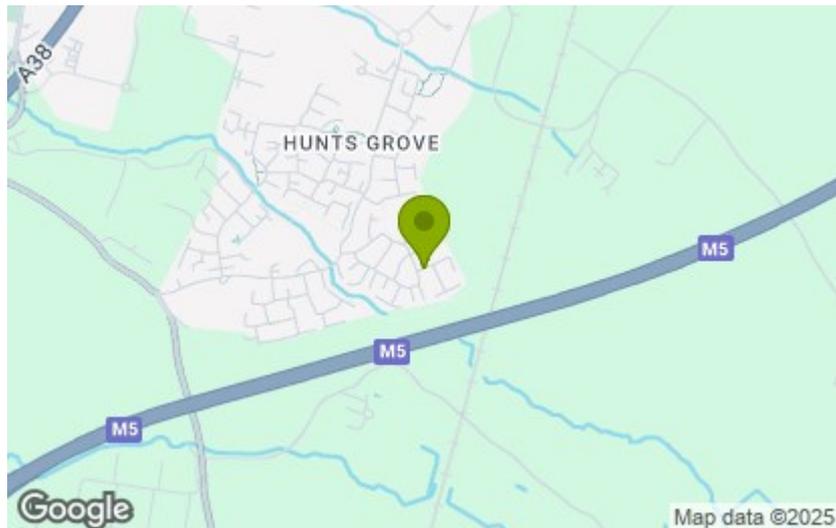
Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



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