



**40 Homeground Road, Gloucester, GL4 0XX**

**£1,300 Per Calendar Month**

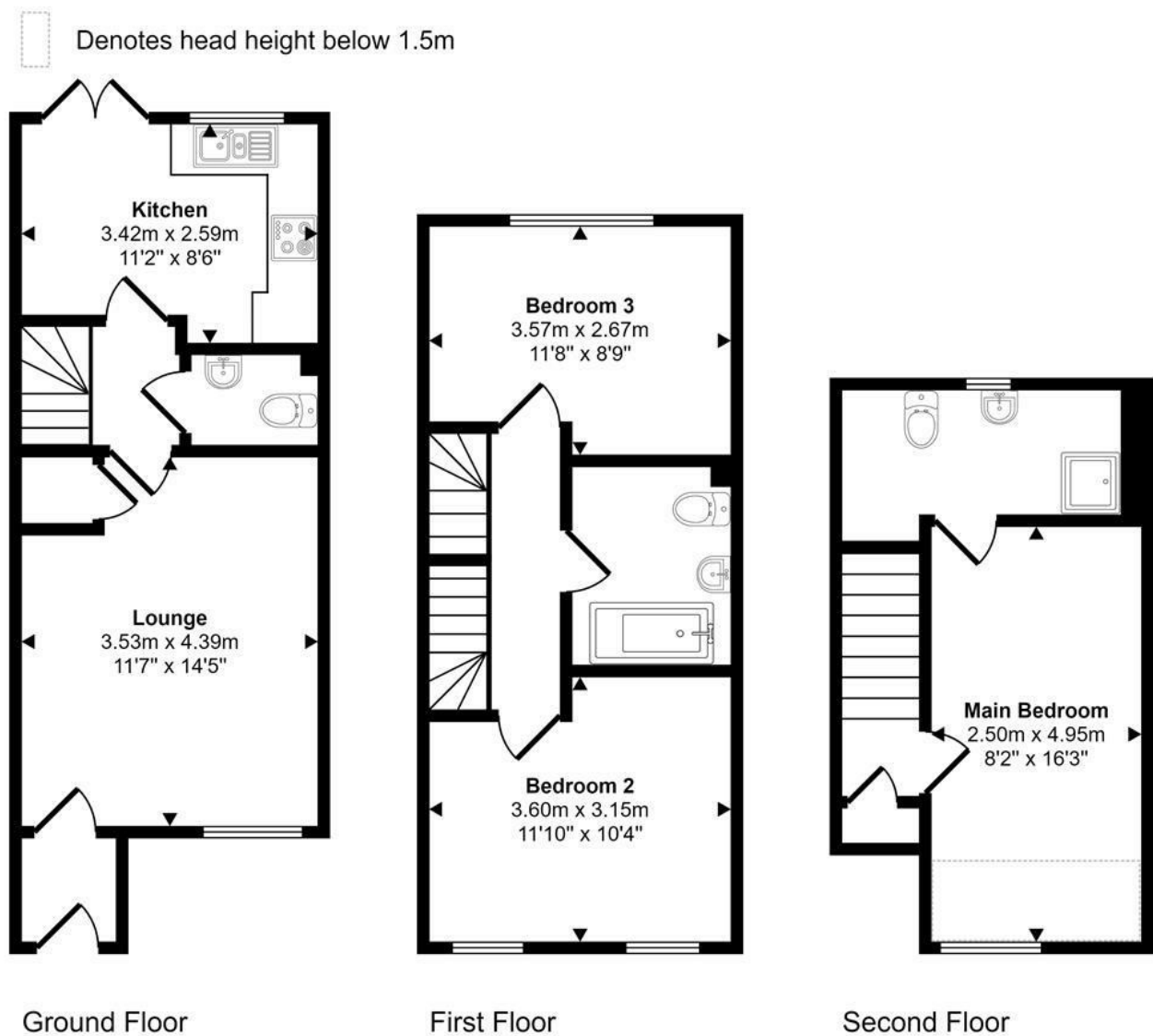
Thomas & Thomas property are pleased to be offering this three bedroom townhouse, located in the newly developed site off Grange Road in Tuffley.

The property will be let unfurnished and briefly comprises of: Entrance Area, Living Room, Downstairs WC, Kitchen/Diner with doors to the rear garden.


To the first floor, is Two Double Bedrooms and a family bathroom, and the Master with the En Suite is found on the second floor.


It is warmed via gas central heating, double glazed throughout and benefits from having allocated parking, a rear garden with rear access. Available MAY 2025.

- Tuffley
- Three Bedrooms
- Large Master on Second floor
- Good Size En Suite Shower Room
- Allocated Parking
- Available MAY!



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-statment. 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>96</b>
(81-91) <b>B</b>		<b>85</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			
England & Wales		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>			
(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			
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.