



50 Brambling Way, Gloucester, GL2 4DS

Asking Price £300,000

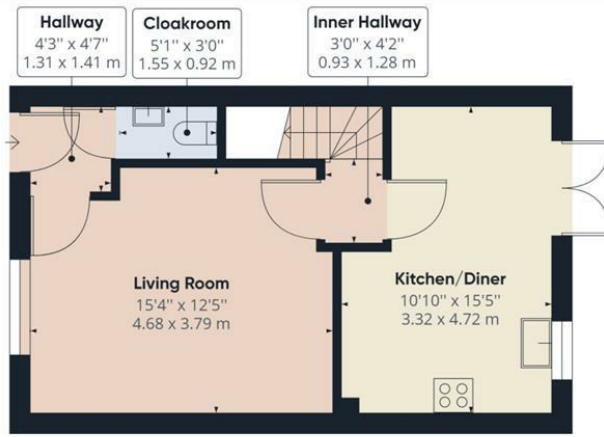
Thomas and Thomas are pleased to bring to the market this lovely family home located in Hunts Grove, Hardwicke.

Briefly comprising of: Entrance hall with WC, leading to the good sized lounge with storage under stairs. The modern fitted kitchen is equipped with integrated appliances and plenty of room for a family dining table.

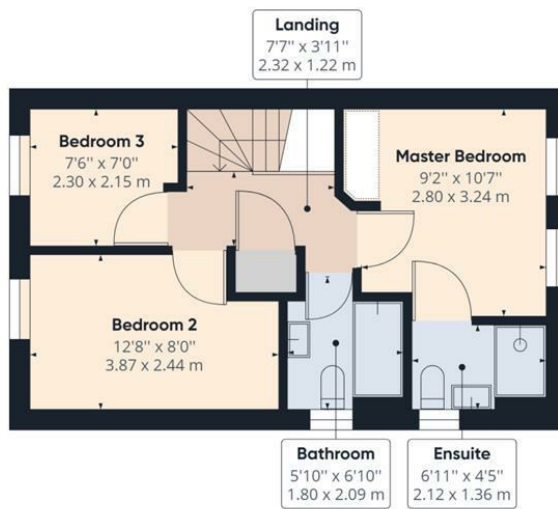
Upstairs there are three bedrooms, two doubles and a single and finally a family bathroom. The master bedroom benefits from an en suite shower room.

Outside is a private enclosed garden with patio and grass area with side access to the driveway parking.

- Three Bedrooms
- Semi Detached
- Modern Throughout
- En Suite & Family Bathroom
 - Kitchen / Diner
- Hardwicke Location



Ground Floor



Floor 1

Approximate total area⁽¹⁾

769.64 ft²
71.50 m²

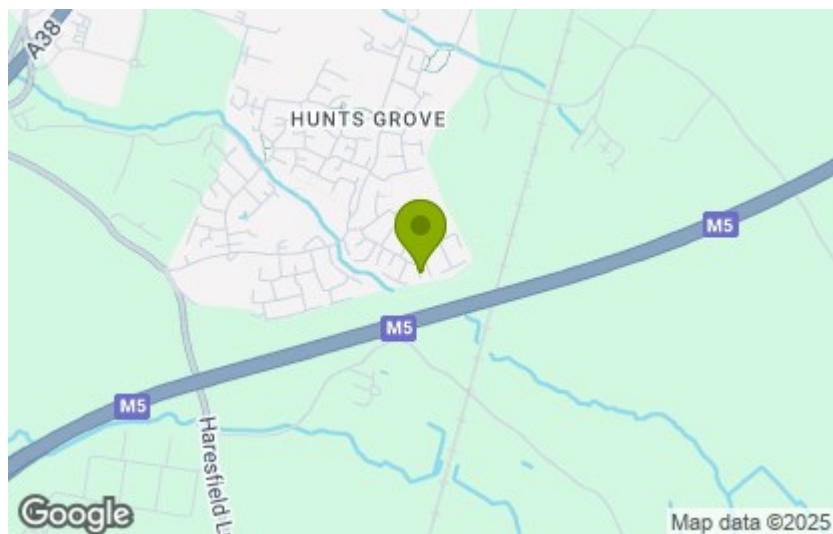
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		84
(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 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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