



3 Porchester Road, Gloucester, GL3 3EF

Asking Price £175,000

Thomas and Thomas are pleased to present this generous sized two bedroom maisonette located in Hucclecote and offered to the market CHAIN FREE!

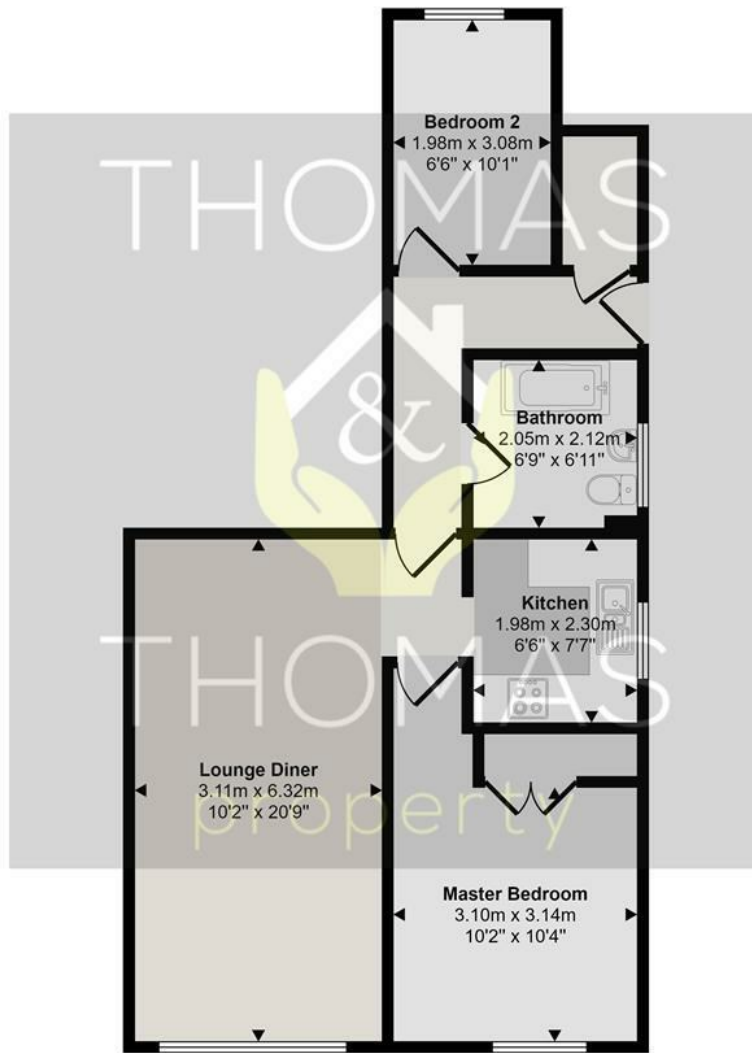
Briefly comprising of: Entrance hall with storage cupboard, bathroom with shower over bath. There are two bedrooms, the larger benefiting from built in storage. The separate kitchen features a new gas oven. Finally, there is a very generous sized living space.

To the front of the property is the garden space, maintained by the current owner and driveway parking.

This property would make the ideal first home or investment. Please give us a call today to arrange your viewing.

- Chain Free
- Two Bedrooms
- Ground Floor
- Well Presented Throughout
- Large Living Space
- Garden and Driveway Parking

Approx Gross Internal Area
59 sq m / 630 sq ft

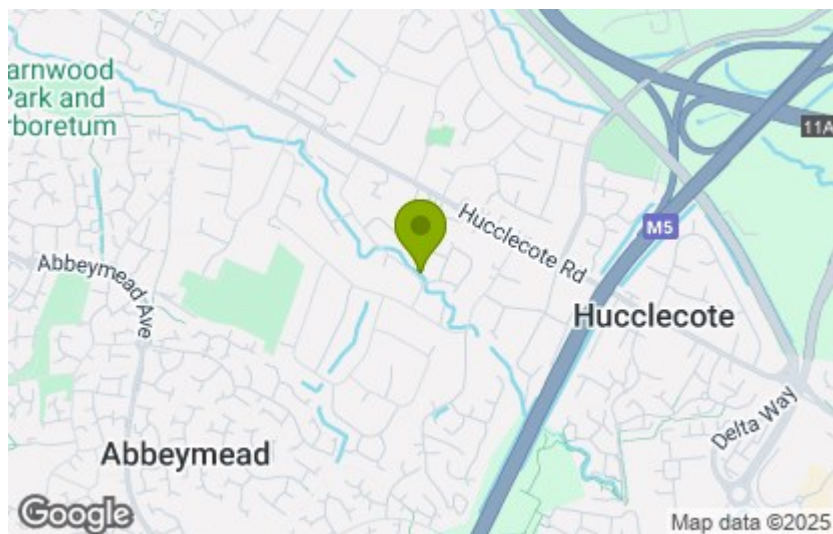


Floorplan

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 | 75 | 77 |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.