



9 Catherine Place, Gloucester, GL2 9FD

Asking Price £325,000

Thomas and Thomas are pleased to bring to the market this very well presented three bedroom family home located in Longford and offered to the market **CHAIN FREE!**

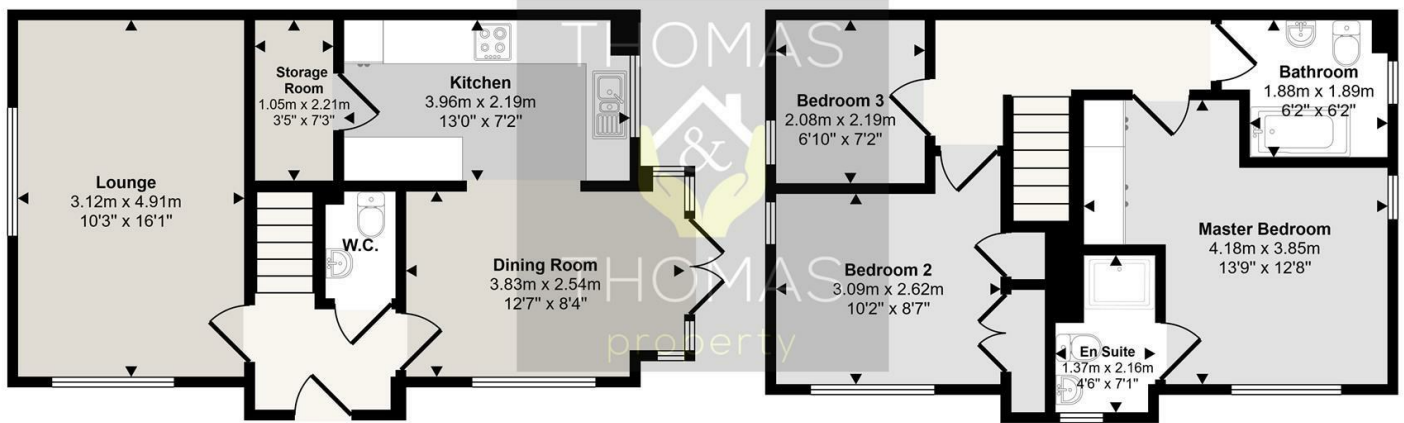
Comprising of: Entrance hall with WC leading to the separate lounge which benefits from double aspect window, creating a naturally light living space. The kitchen / dining room benefits from a good sized storage cupboard and integrated appliances.

Upstairs there are two double bedrooms, the largest benefiting from an en suite shower room, a single bedroom and family bathroom with shower over bath.

Outside is a well established private garden with patio and grass area. There is also a private walkway leading round to the garage and off road parking.

- Chain Free
- Three Bedrooms
- En Suite & Family Bathroom
- Well Presented Throughout
- Private Enclosed Garden
- Garage & Off Road Parking

Approx Gross Internal Area
87 sq m / 933 sq ft



Ground Floor
Approx 44 sq m / 473 sq ft

First Floor
Approx 43 sq m / 459 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 |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.