



Flat 15 8 Hobbs Way, Gloucester, GL2 5SF


Offers Over £240,000


Thomas and Thomas are pleased to present this well proportioned two bedroom flat located on the second floor at the popular Hobbs Way development.

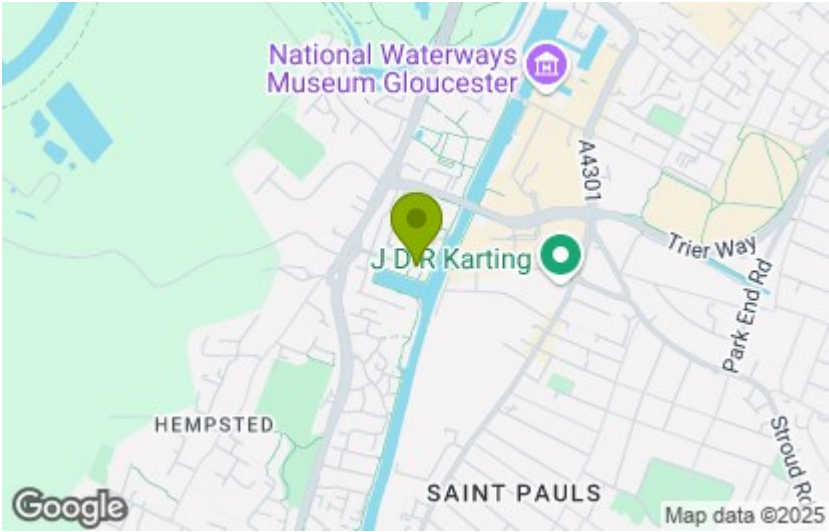
Comprising of: Entrance hall with large storage cupboard and family bathroom with shower over bath. To the right is the good sized main bedroom with modern tiled en suite shower room. Bedroom two is also a good sized double, currently used as an office.

The open plan kitchen / diner / living room benefits from french doors looking out across the development and integrated appliances in the kitchen.

- Two Double Bedrooms
- Main Bathroom and En Suite Shower Room
- Kitchen / Diner / Living Area
 - Integrated Appliances
 - Lift Access
 - Central Location

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	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.