



7 Katherine Close, Gloucester, GL3 1PB

Offers Over £290,000

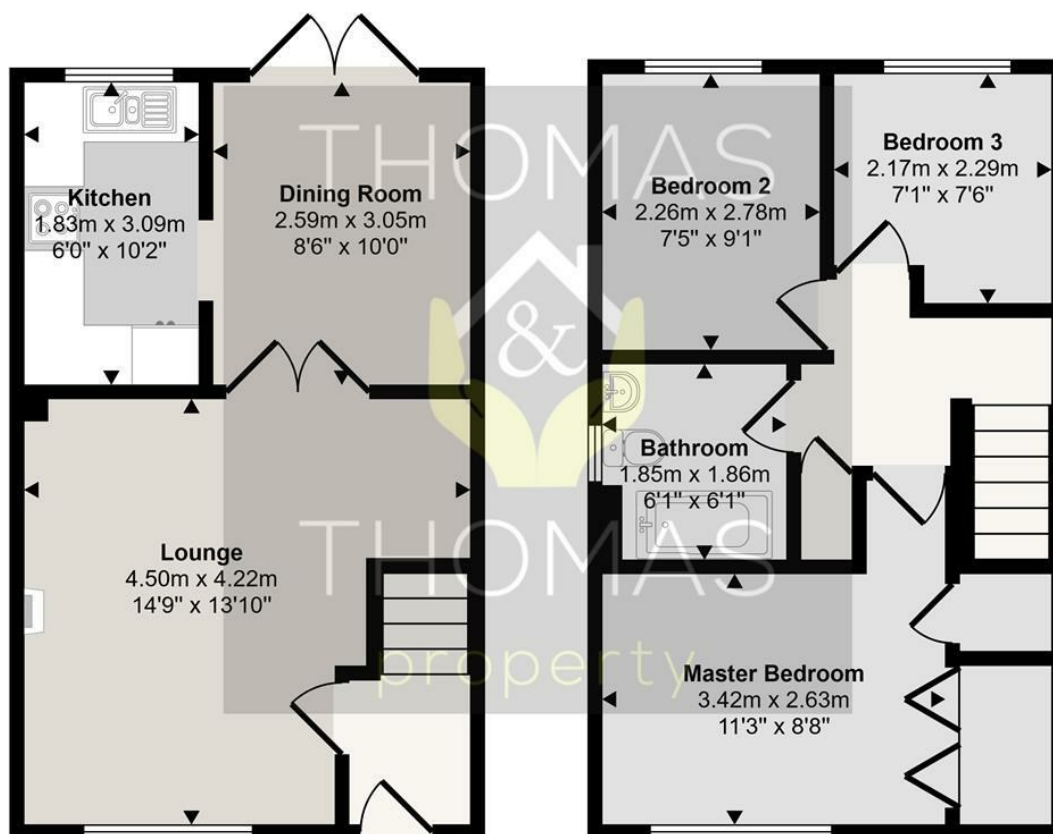
We are pleased to be offering this well presented three bedroom semi detached property in Churchdown.

Briefly comprising of, entrance hallway leading to spacious lounge with doors to dining room and kitchen which includes integrated fridge freezer and washing machine. Upstairs the master bedroom benefits from fitted wardrobe space, a second double bedroom and small single. A modern bathroom in excellent condition with shower over bath.

The property also benefits from overlooking a green space to the front, a very well maintained enclosed rear garden with side access to the parking.

- Great Location
- Three Bedrooms
- Parking For 2/3 Cars
- Overlooking Greenery
- Well Presented
- Private Enclosed Garden

Approx Gross Internal Area
68 sq m / 734 sq ft



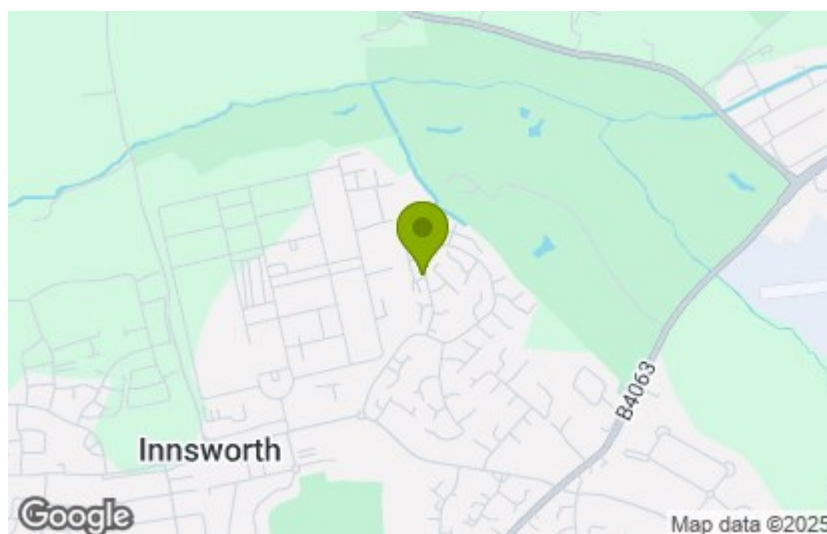
Ground Floor
Approx 34 sq m / 365 sq ft

First Floor
Approx 34 sq m / 369 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		
(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	



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