



8 Wellsprings Road, Gloucester, GL20NL

Asking Price £425,000

Thomas and Thomas are pleased to present this extended family home located on Wellsprings Road, Longlevens which has been heavily updated by the current owners but still keeping some original features throughout.

Briefly comprising of: Entrance hall with original tiles, study and lounge with bay window and fire place. To the back of the house is the open plan kitchen / diner / second lounge. The modern kitchen is equipped with integrated appliances and ample cupboard storage. There is also a downstairs WC / utility space.

Upstairs there are three bedrooms, two of which are doubles, and a modern family bathroom with shower over bath.

Outside is the impressive landscaped garden with patio space and grassed area, ideal for entertaining visitors.

- Three Bedroom
 - Extended
- Semi Detached
- Driveway Parking
- Open Plan Kitchen / Diner
 - Large Garden

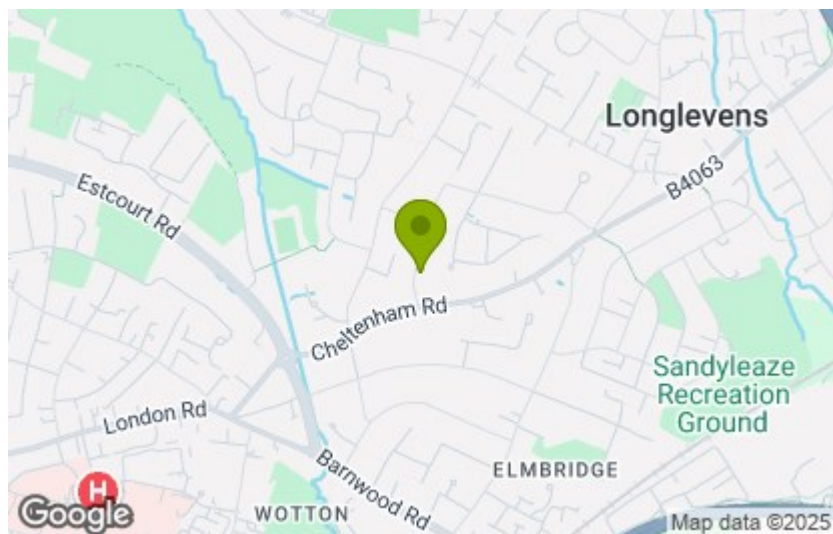
Approx Gross Internal Area
111 sq m / 1190 sq ft



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	



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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