



11 Ashleworth Gardens, Gloucester, GL2 4WU

Offers Over £280,000

This attractive & modern home is situated within a pleasant cul-de-sac location, just off School Lane in Quedgeley and offered to the market **CHAIN FREE**.

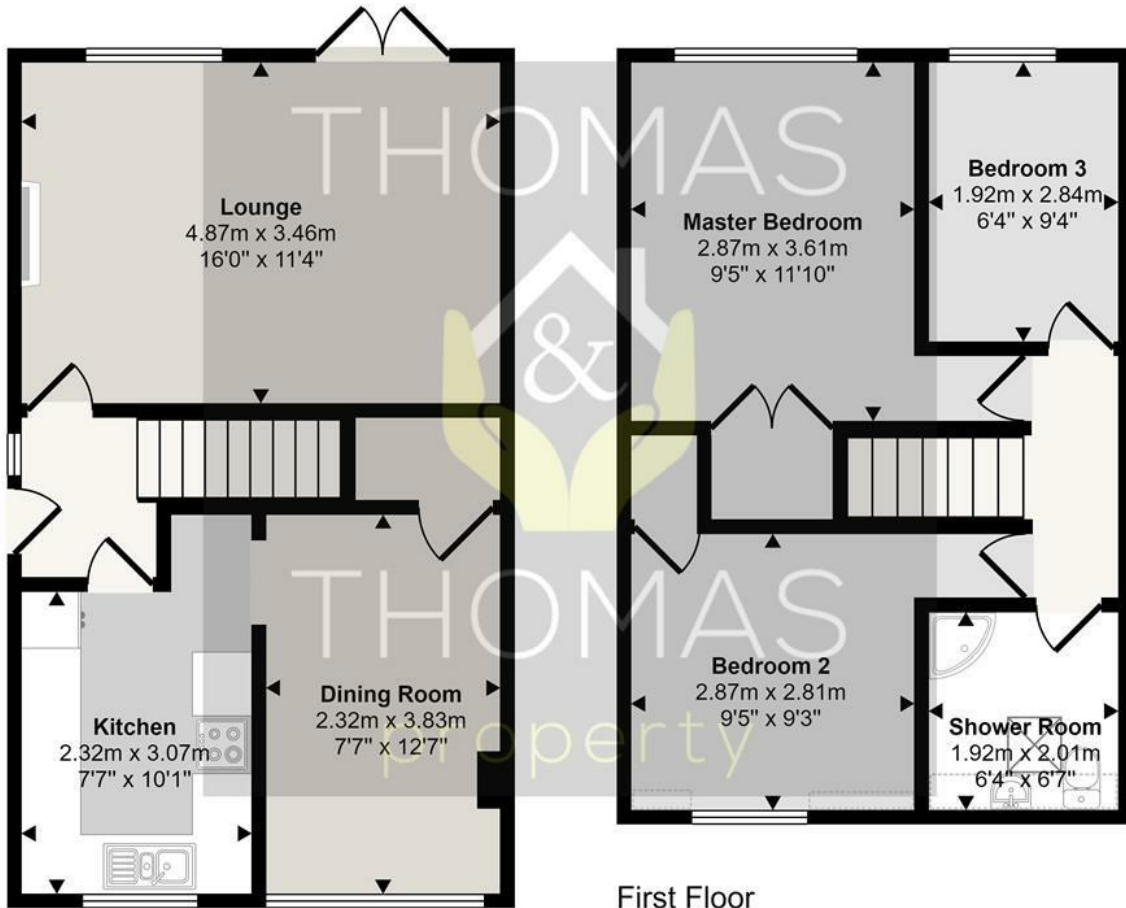
This spacious three bedroom semi detached family home is offered for sale in excellent decorative order and comprises, an entrance hall, kitchen with arch way access to the separate dining room. Lounge with French doors leading to the rear garden and storage. Upstairs offers three bedrooms and a modern fitted shower room.

Externally the property benefits from a south facing and low maintenance rear garden as this has been laid to patio and artificial grass. Gated side access takes you around to the front where there is ample driveway parking.

Further benefits include gas central heating and UPVC double glazing throughout.

- Chain Free
- Three Bedrooms
- Cul- De-Sac Location
- South Facing Garden
- Driveway Parking For Multiple Vehicles
- Modern Throughout

Approx Gross Internal Area
78 sq m / 842 sq ft



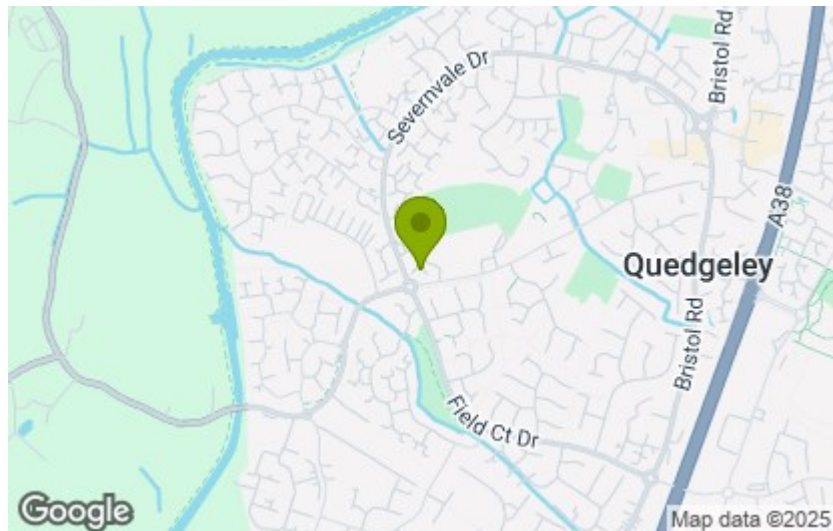
Ground Floor
Approx 41 sq m / 438 sq ft

Denotes head height below 1.5m

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		82
(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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