



## 33 Vervain Close, Gloucester, GL3 1LT


Asking Price £195,000

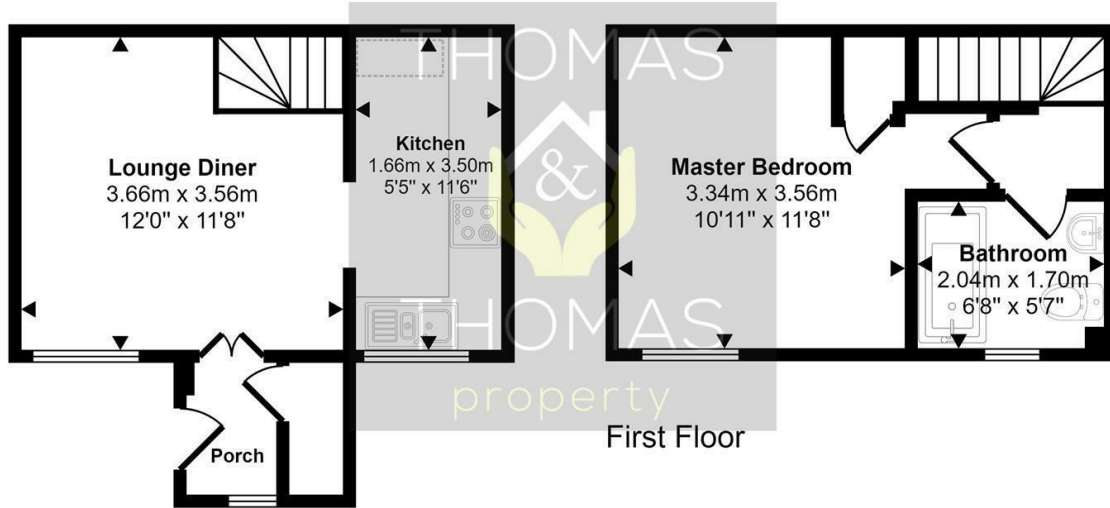
Located in a cul-de-sac of Vervain Close, Churchdown, this charming end-terrace house presents an excellent opportunity for first-time buyers. The property boasts a well-presented interior, featuring a comfortable reception room.

With one spacious bedroom, this home is perfect for individuals or couples seeking a cosy retreat. One of the standout features of this property is the private garden, offering a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air.

This lovely home is not only well-suited for first-time buyers but also offers a peaceful lifestyle in a friendly neighbourhood. With its appealing features and convenient location, this property is a must-see for anyone looking to make their first step onto the property ladder.

- One Double Bedroom
  - Garage
- Allocated Parking
- Private Garden
- Well Presented
- Cul-De-Sac Location

 Denotes head height below 1.5m



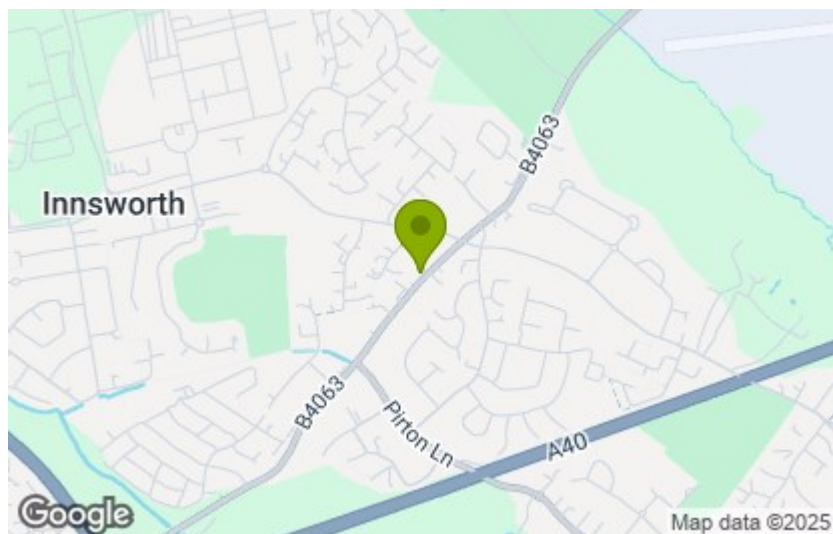
First Floor

Ground Floor

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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