



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 if 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



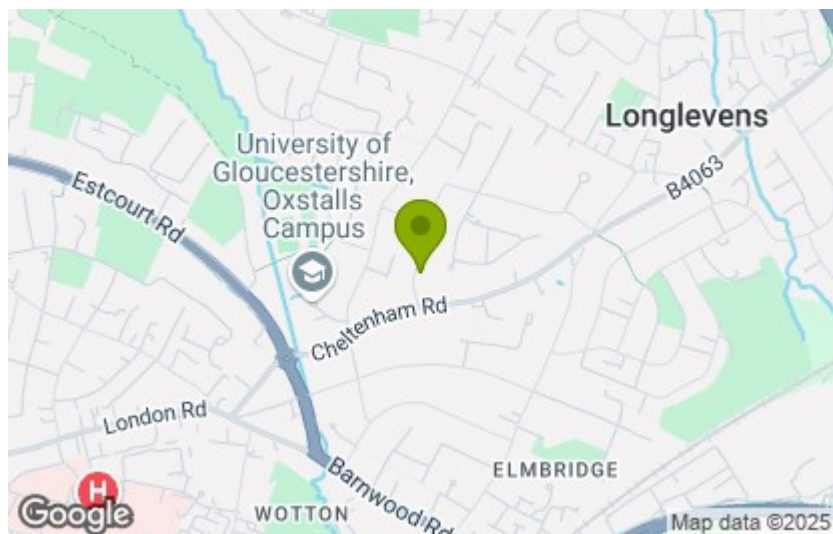
Ground Floor
Approx 70 sq m / 752 sq ft

First Floor
Approx 41 sq m / 438 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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