



## 61 Park Avenue, Gloucester, GL2 0EA

Asking Price £315,000

A three bedroom extended family home located in Longlevens, close to schools, local amenities and has great access to both Cheltenham and Gloucester.

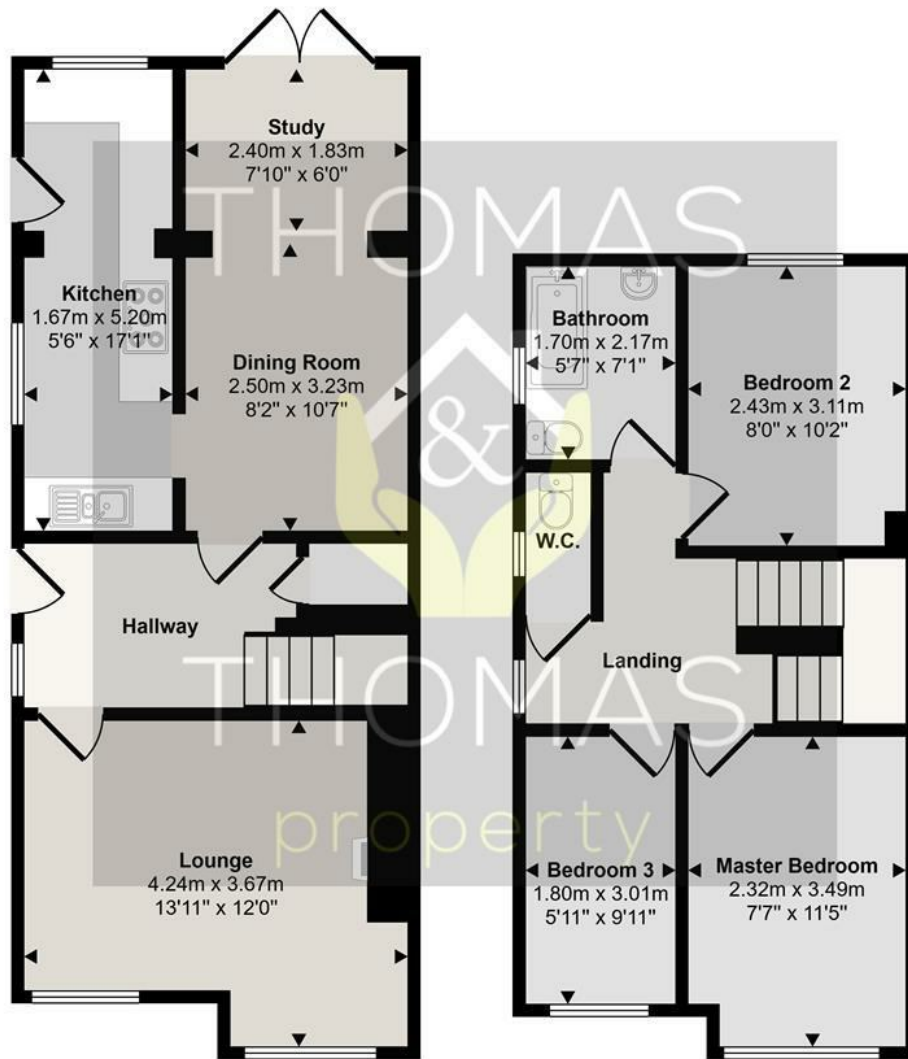
Briefly comprising of: entrance hallway with storage cupboard under stairs, lounge with gas fire, good size dining room with patio doors to the rear garden, kitchen with integrated appliances and access through to the garage, which has electric and then a further door to the rear garden.

To the first floor is: spacious landing two double bedrooms, single bedroom, bathroom with shower over bath and a separate wc. It is warmed via gas central heating, double glazed throughout and benefits from having driveway parking and a beautifully presented rear garden.


- Chain Free
- Three Bedrooms
- Driveway Parking
  - Garage
- Upstairs Bathroom & WC
- Longlevens Location




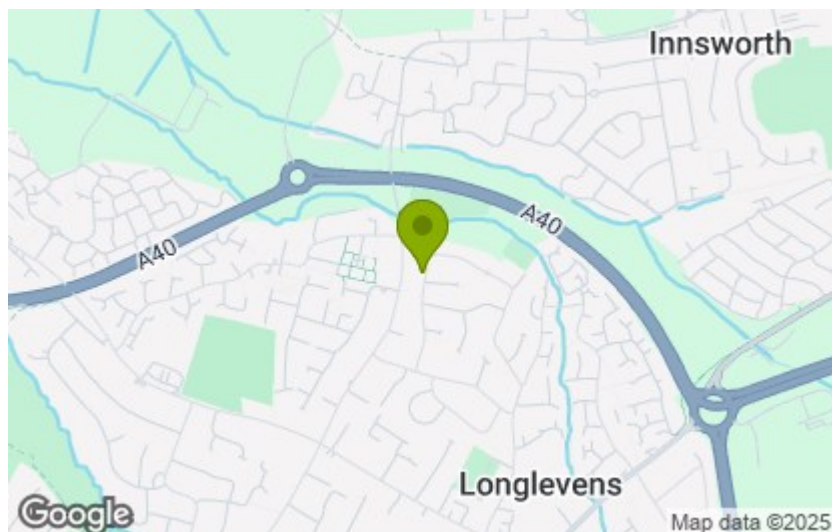
Approx Gross Internal Area  
81 sq m / 877 sq ft



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) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>63</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) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			61
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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