



52 Meerstone Way, Gloucester, GL4 5EP

Asking Price £325,000

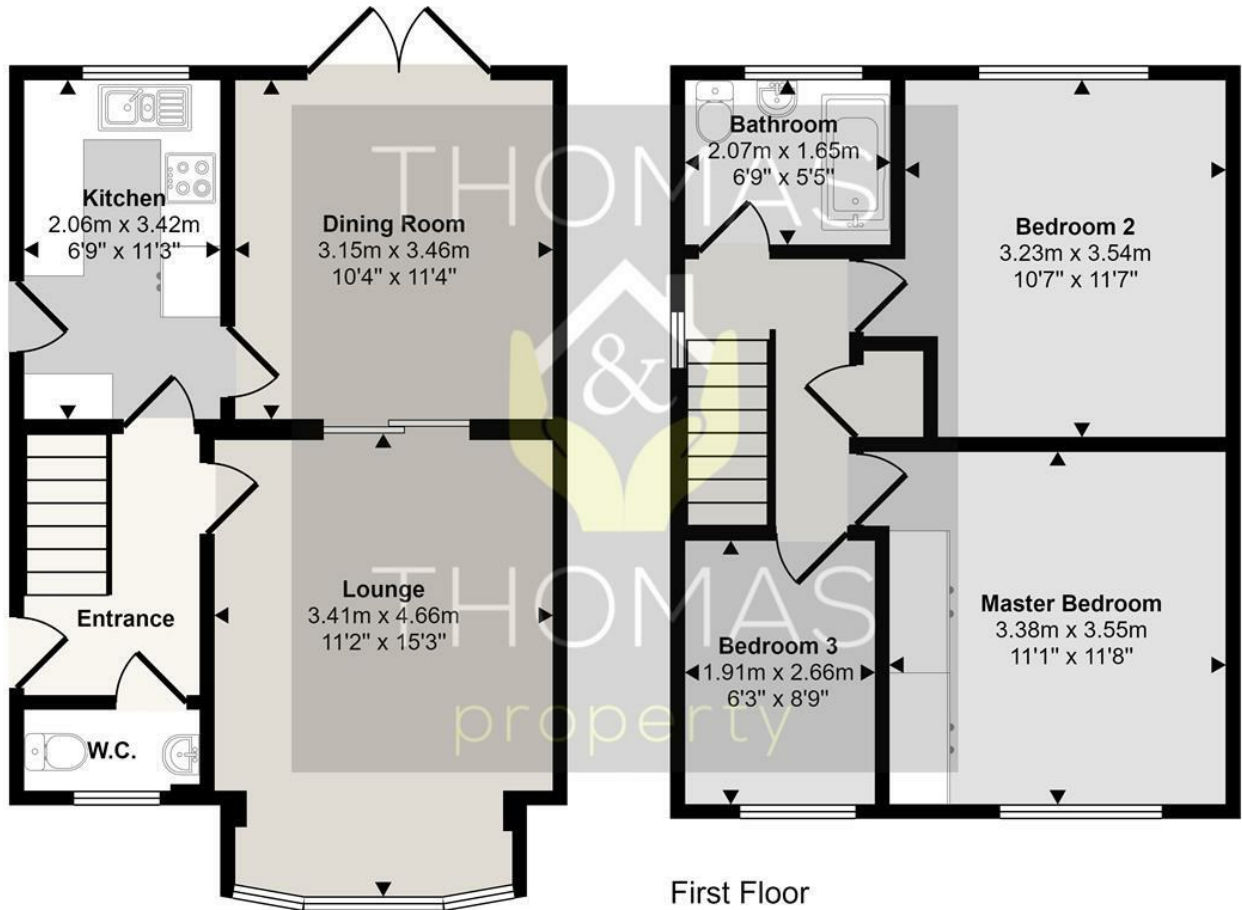
This well presented three bedroom family home is located in the popular area of Abbeydale and benefits from off road parking and a garage.

Briefly comprising of: Entrance hall, WC, lounge, dining room and kitchen with fitted appliances and side door leading to the private enclosed garden. Upstairs there are three bedrooms, two doubles and a single. The largest bedroom benefits from built in wardrobes. There is a family bathroom with dual shower over bath.

This property is warmed via gas central heating and is marketed with no onward chain. Please call today to arrange your viewing.

- Chain Free
- Three Bedroom Detached
 - Driveway Parking
 - Garage
- Two Reception Rooms
- Modern Bathroom

Approx Gross Internal Area
81 sq m / 872 sq ft



Ground Floor
Approx 41 sq m / 446 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		
		83
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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