



9 Oatfield, Gloucester, GL2 4GY

Offers Over £220,000

This well presented two bedroom home would make the ideal first property or investment. Located in a quiet cul de sac, with off road parking and a garage it is ready to move into.

Comprising of: Entrance hall leading up to the open plan lounge / dining space with Juliet balcony overlooking the private garden. Down the corridor you will find the two double bedrooms, the larger with built in storage. The modern bathroom is tiled throughout and offers shower over bath. Finally, a spacious kitchen with gas hob.

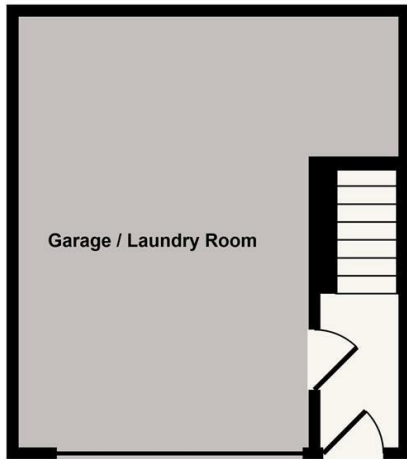
Downstairs is the integral garage with laundry room with plumbing for a washing machine and power for a tumble dryer.

One of the key features of this property is the generously sized garden with patio space and storage sheds.

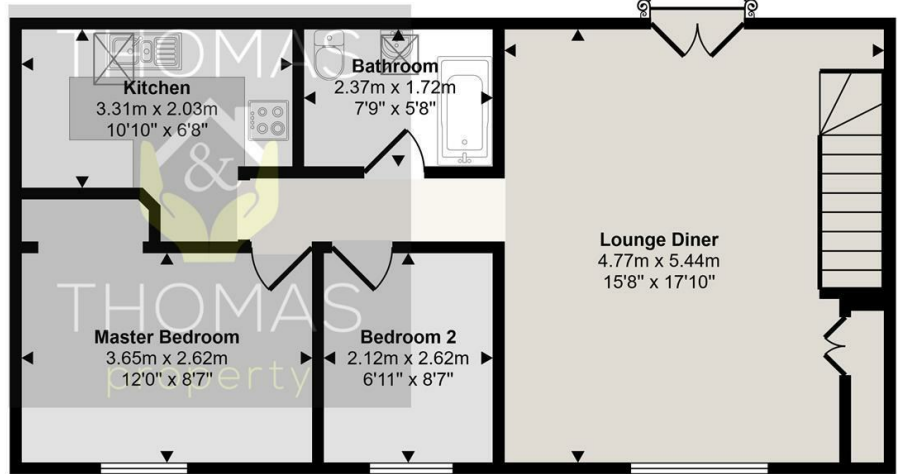
Please take a look around our virtual tour and call to book your viewing today!

- Coach House
- Two Double Bedrooms
- Laundry Room
- Large Private Garden
- Off Road Parking For Two Cars & Garage
- Juliet Balcony

Approx Gross Internal Area
84 sq m / 908 sq ft



Ground Floor
Approx 25 sq m / 274 sq ft

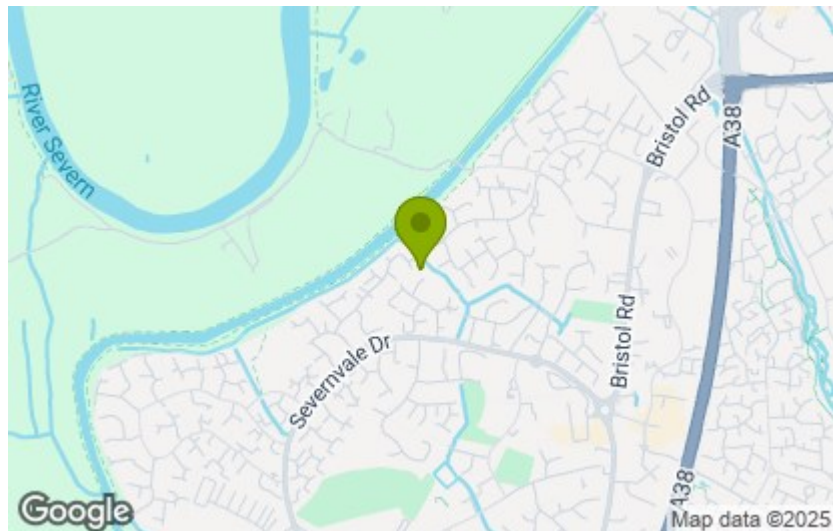


First Floor
Approx 59 sq m / 634 sq ft

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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