



## Flat 3 Wolsley Lodge, Gloucester, GL2 0SD

Asking Price £155,000

Nestled on Barnwood Road in the charming city of Gloucester, this modern ground floor flat presents an excellent opportunity for both first-time buyers and investors alike. Spanning an inviting 529 square feet, the property boasts a well-designed layout that maximises space and comfort.

Upon entering, you will find a bright and airy reception room, perfect for relaxation or entertaining guests. The flat features two generously sized bedrooms, providing ample space for rest and personalisation. The contemporary bathroom has been refurbished to a high standard, ensuring a fresh and stylish environment.

The heart of the home is undoubtedly the modern kitchen, which has been thoughtfully designed with functionality in mind. It offers a sleek and efficient space for culinary pursuits, making it a delight for any home cook.

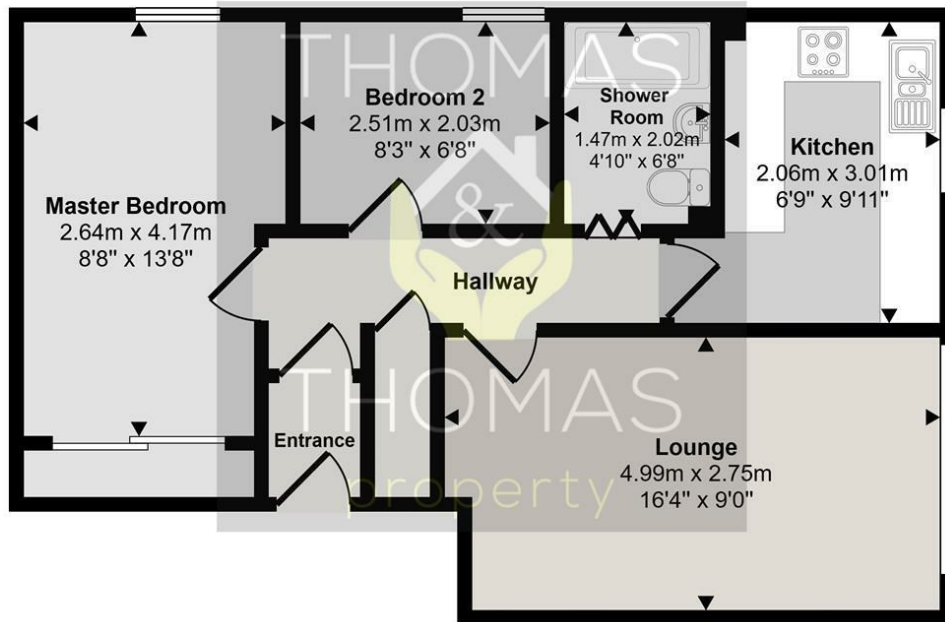
One of the standout features of this property is the convenient parking available for two vehicles, a rare find in urban living. Additionally, being chain free simplifies the buying process, allowing for a smoother transition into your new home.

This flat is not only a comfortable living space but also a fantastic investment opportunity, given its modern finishes and prime location. With its close proximity to local amenities and transport links, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful flat your own.

- Two Bedrooms
- Ground Floor
- No Chain
- Refurbished Throughtout
- Allocate Parking
- New Kitchen & Shower Room



Approx Gross Internal Area  
49 sq m / 529 sq ft



Floorplan

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	66	79
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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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