58 Freemans Road, Gloucester, GL4 0XJ

£1,700 Per Month

A spacious family home which is located within a small development of Tuffley

Internally the accommodation comprises, an entrance hall, two separate reception rooms, one being a lounge and the other is currently used as a study/second lounge.

Across the rear aspect, almost spanning the full width of this property is an open plan kitchen/breakfast room where there is room for an additional dining table or sofa. The ground floor is completed with a sperate utility space and a downstairs wc.
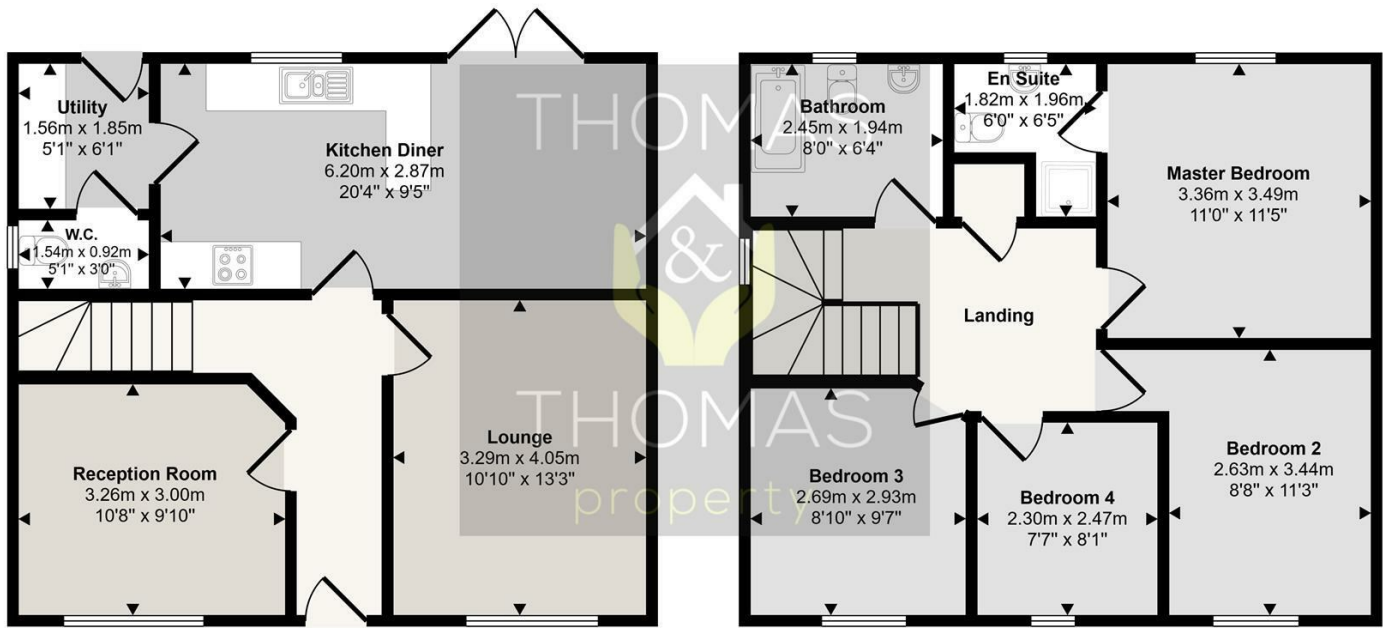
Upstairs there are four bedrooms where the master benefits from en-suite shower facilities and a family bathroom.

Externally to the side aspect is a single garage with driveway parking for two vehicles, gated side access which then leads through to its enclosed rear garden.

A full virtual tour can be found online, so please enquire for further information and to arrange your viewing.

- **Four Bedroom Detached**
  - **Garage**
  - **Kitchen/Diner**
- **Two Reception Rooms**
- **Gas Central Heating**
- **Available End July**

Approx Gross Internal Area
112 sq m / 1209 sq ft

Utility
1.56m x 1.85m
5'1" x 6'1"

Kitchen Diner
6.20m x 2.87m
20'4" x 9'5"

W.C.
1.54m x 0.92m
5'1" x 3'0"

Reception Room
3.26m x 3.00m
10'8" x 9'10"

Lounge
3.29m x 4.05m
10'10" x 13'3"

Bathroom
2.45m x 1.94m
8'0" x 6'4"

En Suite
1.82m x 1.96m
6'0" x 6'5"

Master Bedroom
3.36m x 3.49m
11'0" x 11'5"

Landing

Bedroom 3
2.69m x 2.93m
8'10" x 9'7"

Bedroom 4
2.30m x 2.47m
7'7" x 8'1"

Bedroom 2
2.63m x 3.44m
8'8" x 11'3"

Ground Floor
Approx 56 sq m / 606 sq ft

First Floor
Approx 56 sq m / 603 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	84	94

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales EU Directive 2002/91/EC

www.thomasproperty.co.uk