



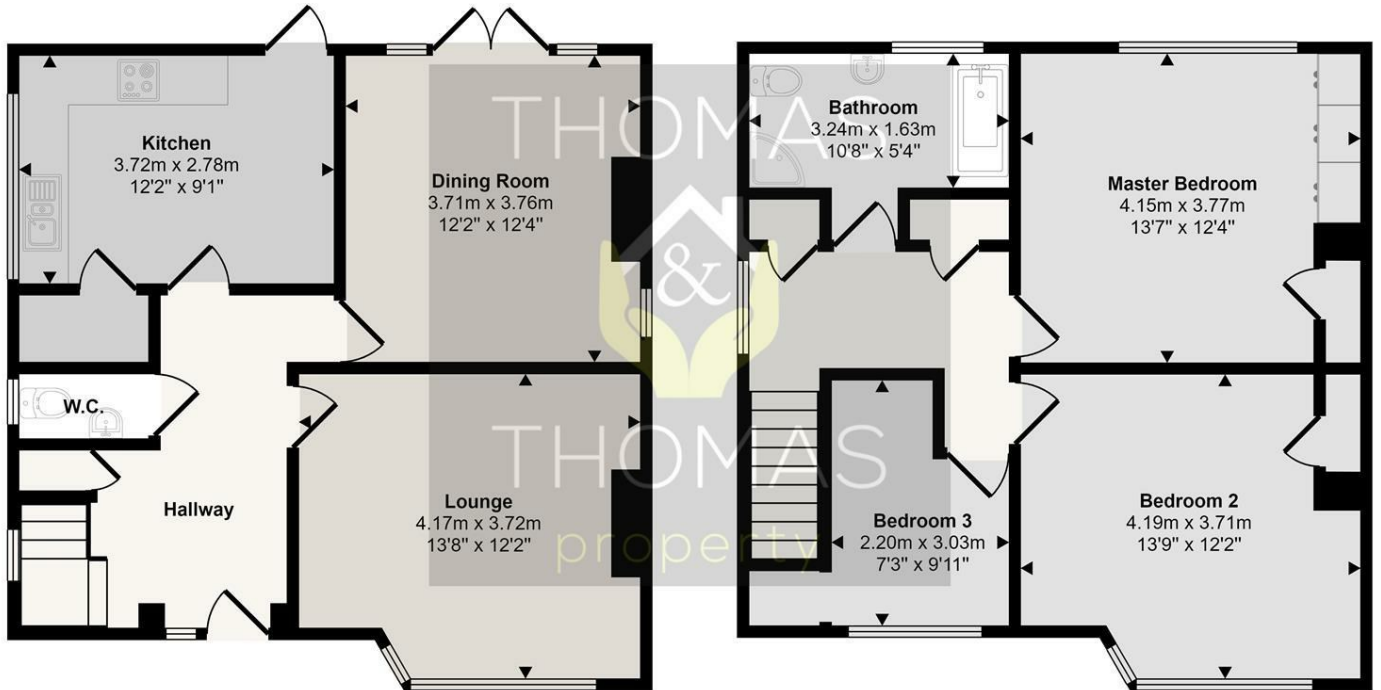
## The Windways Down Hatherley Lane, Gloucester £175,000 Calendar Month

A beautifully presented three bedroom detached family home located in a sought after location overlooking open countryside.

The property is available immediately and a full virtual tour can be found online.

- Three Bedrooms
  - Detached
- Overlooking Open Countryside
  - Very Well Presented
  - Driveway Parking
  - Sought After Location

Approx Gross Internal Area  
110 sq m / 1182 sq ft



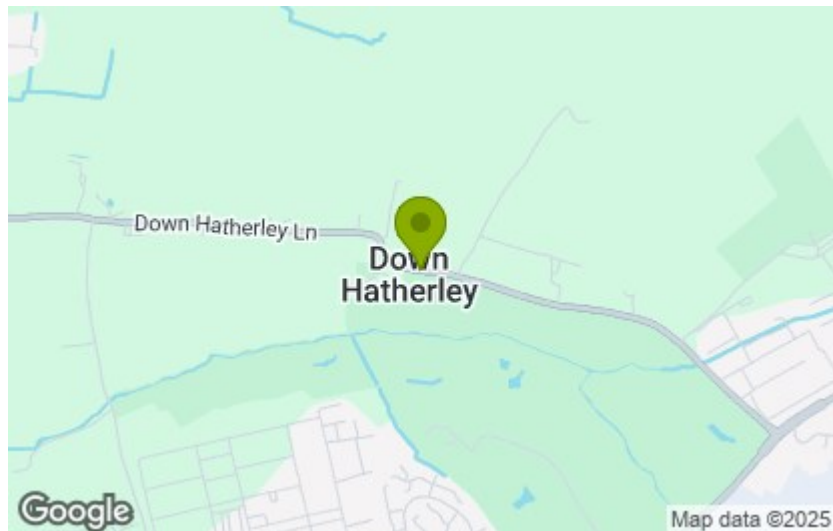
Ground Floor  
Approx 55 sq m / 594 sq ft

First Floor  
Approx 55 sq m / 588 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 <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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