



## 7 Dawkes Road, Gloucester, GL2 9FY

Asking Price £280,000

Located on Dawkes Road in the charming area of Longford, this beautifully presented semi-detached house offers a perfect blend of modern living and comfort. Spanning an impressive 810 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

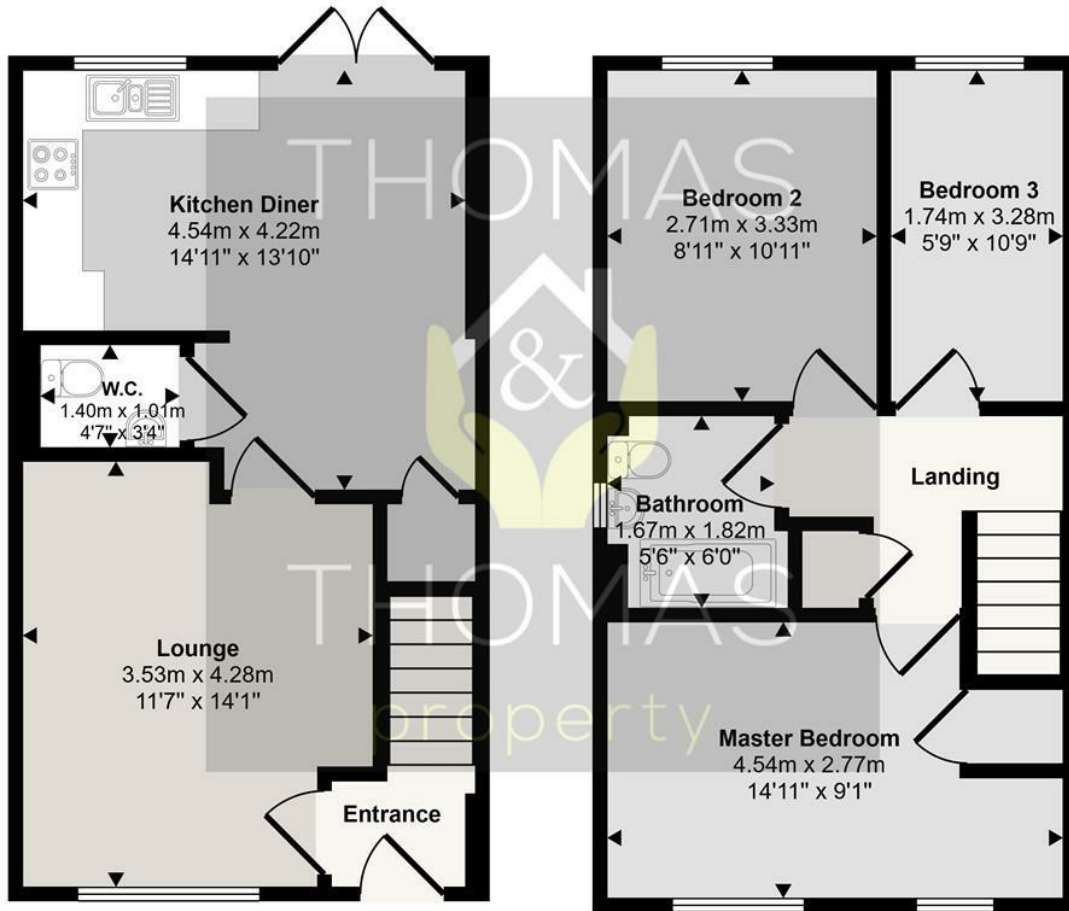
Upon entering, you are welcomed into a bright and airy reception room that sets the tone for the rest of the home. The open plan kitchen and dining room is a standout feature, providing a contemporary space for entertaining and family gatherings. This modern layout not only enhances the flow of the home but also allows for an abundance of natural light to fill the area. Each room has been thoughtfully designed and maintained to a high standard, reflecting a modern aesthetic throughout.

For those with vehicles, the property offers allocated parking for two cars, a valuable asset in this desirable location.

In summary, this semi-detached house on Dawkes Road is a remarkable opportunity for anyone looking to settle in Longford. With its modern features, spacious layout, and excellent presentation, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your new home.

- Three Bedrooms
- Parking For Two Vehicles
- Downstairs WC
- Very Well Presented
- Small Development
- Open Plan Kitchen/Diner

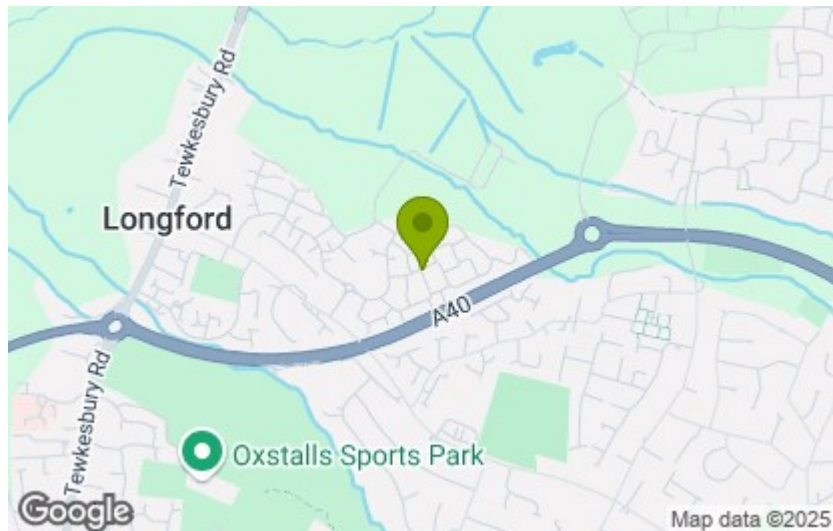
Approx Gross Internal Area  
75 sq m / 810 sq ft



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) <b>A</b>                          |                         | <b>95</b>               |
| (81-91) <b>B</b>                            |                         |                         |
| (69-80) <b>C</b>                            |                         |                         |
| (55-68) <b>D</b>                            |                         |                         |
| (39-54) <b>E</b>                            |                         |                         |
| (21-38) <b>F</b>                            |                         |                         |
| (1-20) <b>G</b>                             |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | 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) <b>A</b>  |                         |                         |
| (81-91) <b>B</b>  |                         |                         |
| (69-80) <b>C</b>  |                         |                         |
| (55-68) <b>D</b>  |                         |                         |
| (39-54) <b>E</b>  |                         |                         |
| (21-38) <b>F</b>  |                         |                         |
| (1-20) <b>G</b>   |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales   | EU Directive 2002/91/EC | 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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