

**52 Saddlers Road, Gloucester, GL2 4SY**

**Asking Price £260,000**

Located within a cul-de-sac of Quedgeley, we are pleased to present for sale this very well presented two bedroom home. The property provides, an entrance porch, a fully fitted kitchen which benefits integrated appliances, lounge and a beautiful conservatory with sun guard glass roofing which completes the ground floor.

Upstairs the property offers two double bedrooms with the master bedroom further benefiting a large cupboard/wardrobe and a modern fitted bathroom.

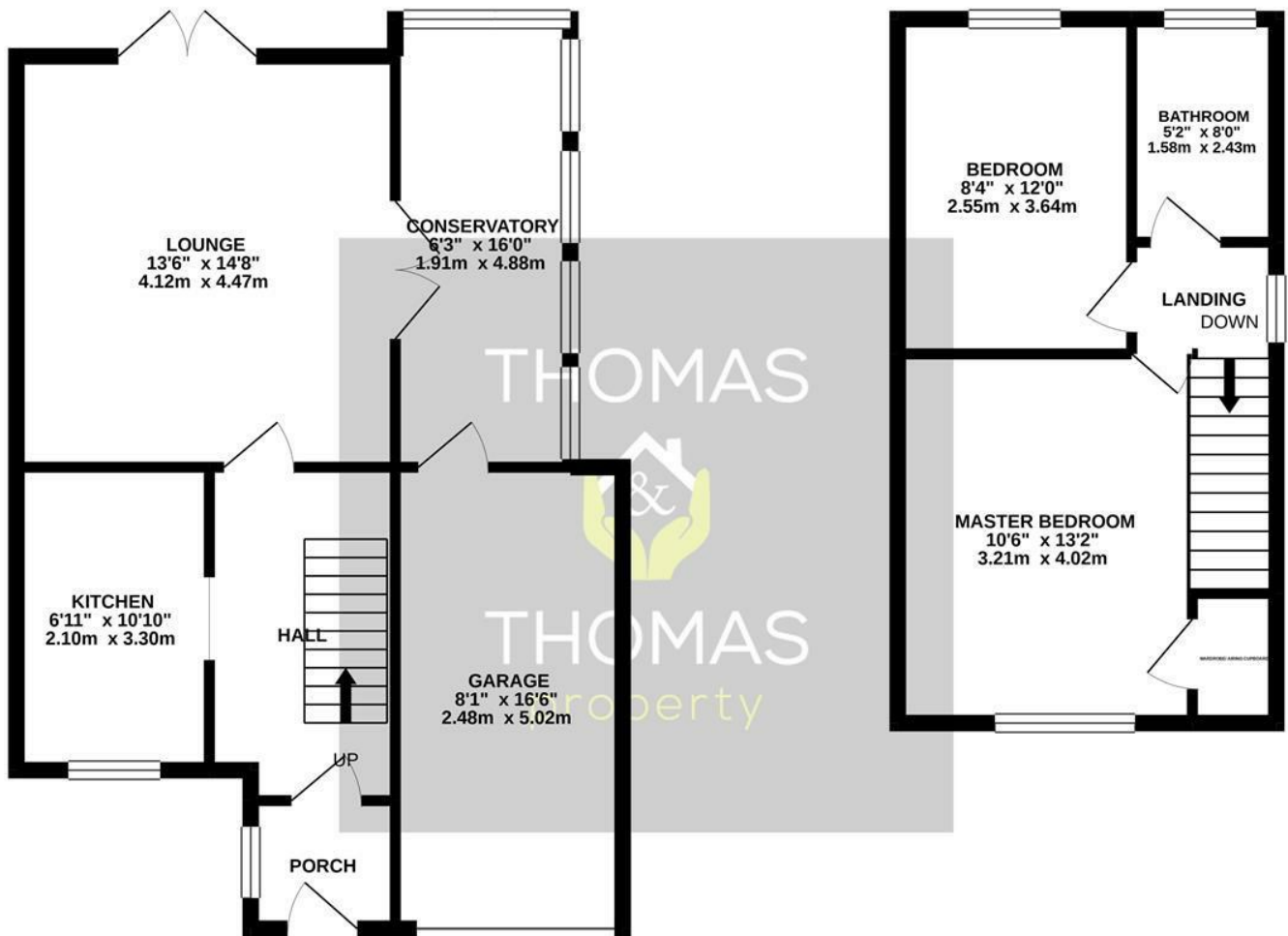
Externally you will find an enclosed incredibly private pleasant rear garden, the driveway which leads to the garage with shelving and a boarded loft area with lighting and ladder.

Further benefits include UPVC double glazing and gas central heating

- Two Double Bedrooms
  - Semi Detached
  - Garage
  - Spacious
- Private Rear Garden
  - Conservatory

GROUND FLOOR  
608 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.

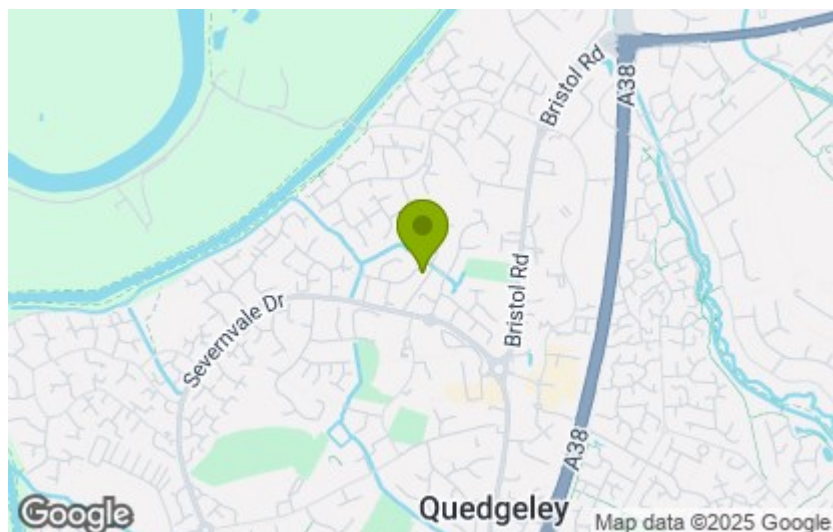


TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	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	EU Directive 2002/91/EC



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