



97 Innsworth Lane, Gloucester, GL2 0TT

Asking Price £360,000

Thomas and Thomas are pleased to present this substantial five bedroom family home which has been extended by the current owners and offered to the market chain free.

Briefly comprising of: Porch leading to the entrance hall, a downstairs wet room, two reception rooms and galley style kitchen and utility, leading out to the enclosed garden with side access.

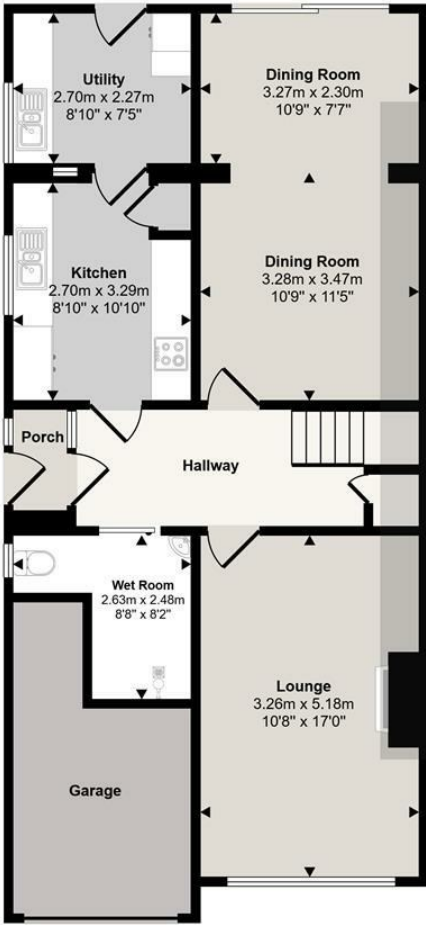
On the first floor there are four bedrooms, including the master, and the second bathroom with walk in shower. On the top floor is the fifth and final bedroom with an additional storage room making good use of the eaves.

To the front of the property is the garage and parking for at least three cars. Further benefitting from solar panels along with battery storage and these are owned outright, not leased

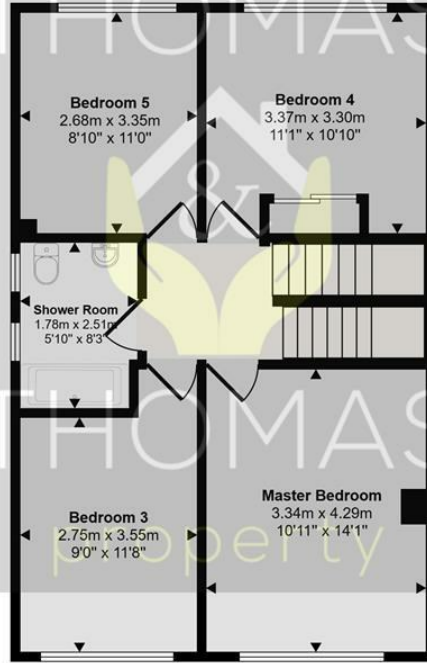
This would make a lovely family home, located close to local shops, amenities and bus routes. Please take a look around our virtual tour today and call to book your viewing on 01452 348208.

- Chain Free
- Five Bedrooms
- Extended
- Two Bathrooms
- Garage and Driveway Parking
- In Need Of Modernisation

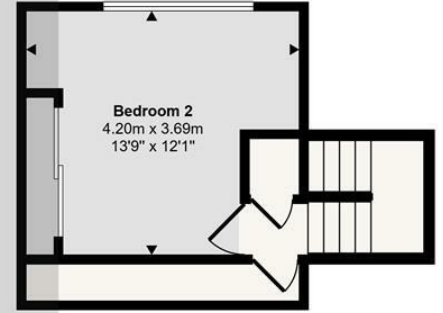
Approx Gross Internal Area
164 sq m / 1765 sq ft



Ground Floor
Approx 82 sq m / 883 sq ft



First Floor
Approx 60 sq m / 648 sq ft

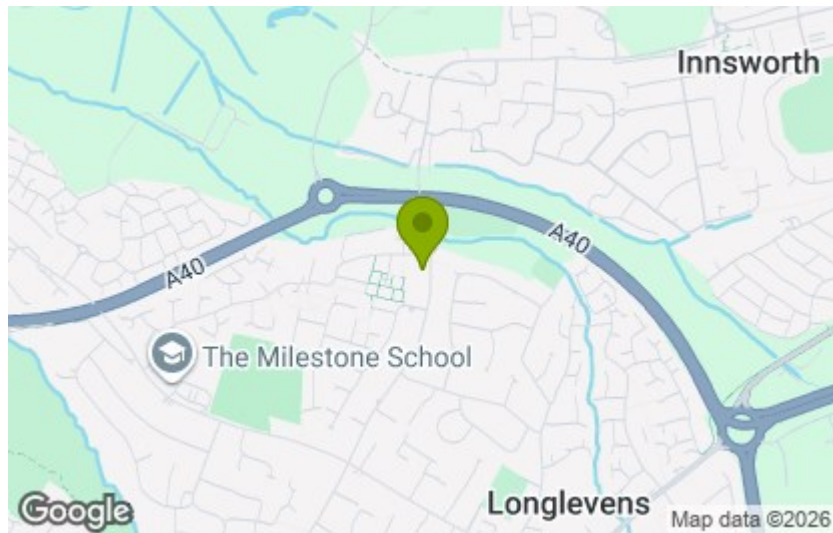


Second Floor
Approx 22 sq m / 234 sq ft

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	
	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	
Current: 39	Potential: 63
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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Not environmentally friendly - higher CO ₂ emissions	
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