



## 46 Catherine Place, Gloucester, GL2 9FD

Asking Price £310,000

Nestled in the charming area of Catherine Place, Longford, Gloucester, this delightful semi-detached house, built in 2016, offers a perfect blend of modern living and comfort.

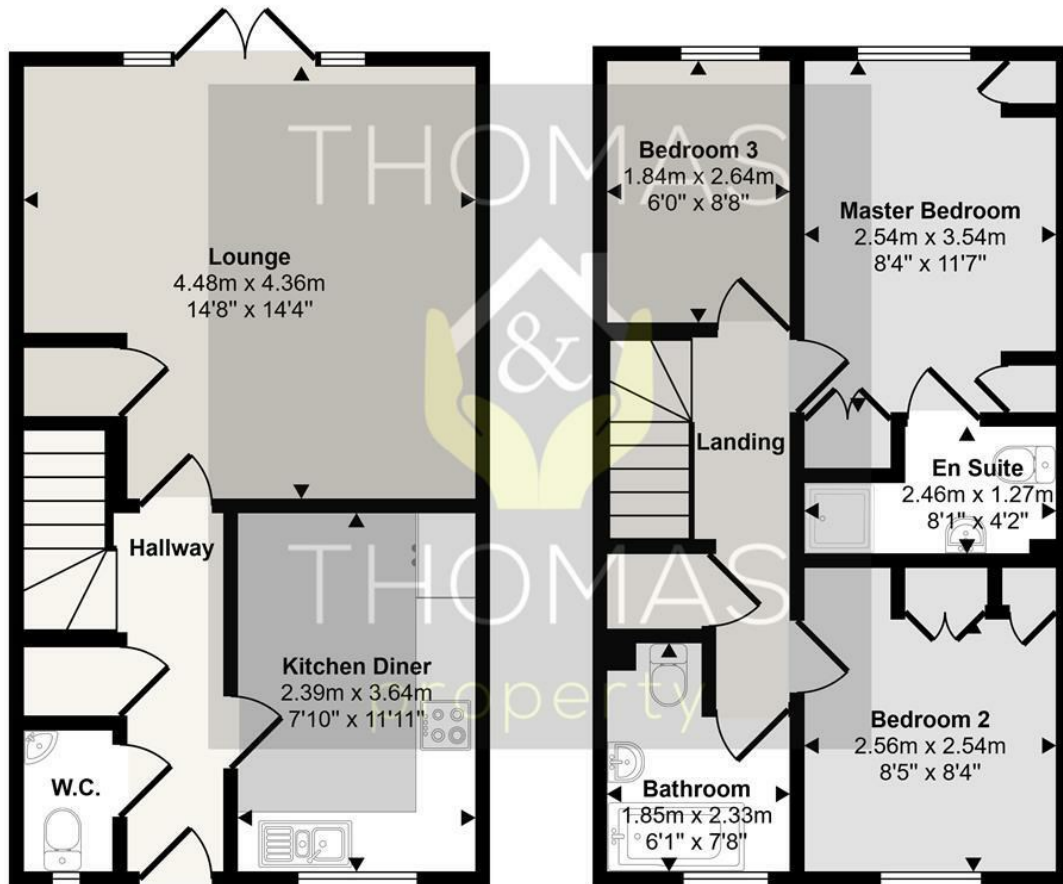
The ground floor features a welcoming reception room, providing a versatile area for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The property boasts fitted wardrobe space to bedroom one and two with the master also benefitting en suite shower room. Additionally, upstairs is the family bathroom with shower over bath.

Outside, you will find a good-sized garden, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air. Additionally, the property includes a garage and driveway parking, offering practicality and ease of access.

Situated in a desirable location, this home is well-connected to local amenities and transport links, making it an excellent choice for those looking to settle in a vibrant community. Don't miss the opportunity to make this lovely house your new home.

- Three Bedrooms
  - Garage
  - En Suite
- Good Size Garden
- Well Presented
- Driveway Parking

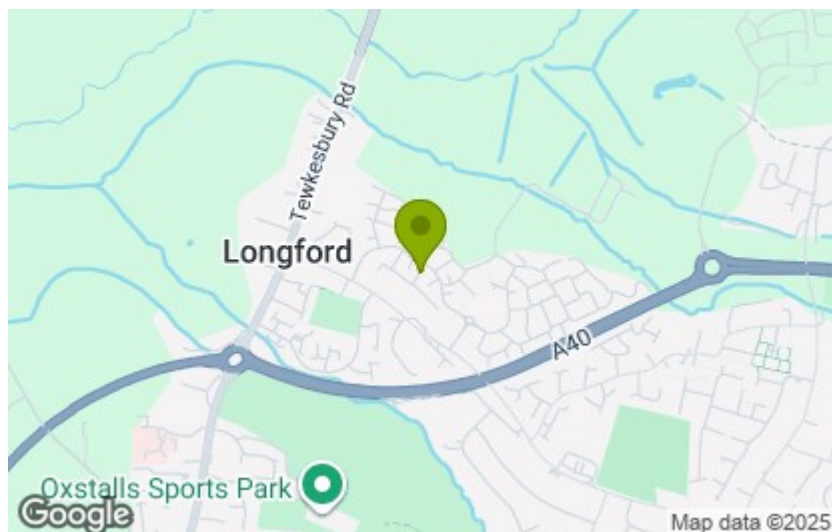
Approx Gross Internal Area  
74 sq m / 794 sq ft



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>83</b> | <b>96</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<br>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<br>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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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