



13 Mill Grove, Gloucester, GL2 4PD

Asking Price £195,000

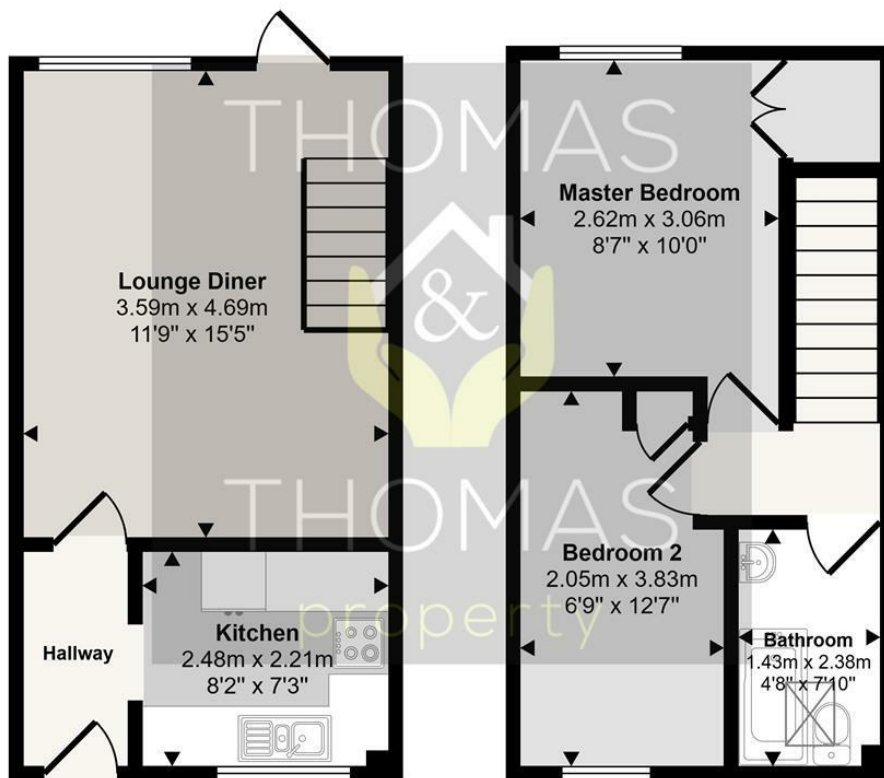
A chain free terraced property presents an excellent opportunity for both first-time buyers and investors. The property boasts two well-proportioned bedrooms, making it ideal for small families or couples. The inviting reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests.

One of the standout features of this home is the generous rear garden, providing ample outdoor space.

For your convenience, the property includes two allocated parking spaces, ensuring that you will never have to worry about finding a spot for your vehicles. Being chain-free adds to the appeal, allowing for a smoother and quicker transition into your new home.

- Two Bedrooms
- Chain Free
- Gas Central Heating
- Two Allocated Parking Spaces
- Generous Rear Garden
- Cul-De-Sac Location

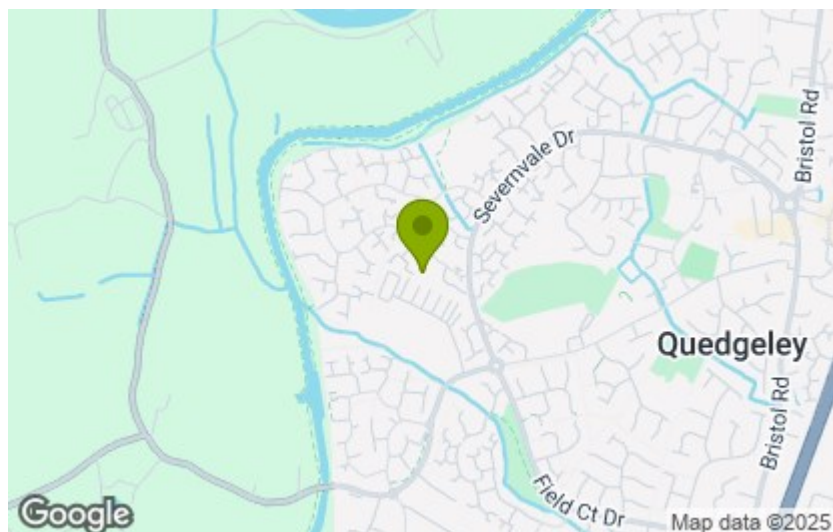
Approx Gross Internal Area
51 sq m / 552 sq ft



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			88
(81-91) B			
(69-80) C			
(55-68) D		71	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		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.

www.thomasproperty.co.uk