



## 74 Friars Orchard, Gloucester, GL11GF

Asking Price £300,000

Nestled in the heart of Gloucester, this impressive terraced house on Friars Orchard offers a perfect blend of modern living and city convenience. Spanning four stories, this spacious family home boasts five well-appointed bedrooms, ensuring ample space for family and guests alike. The property features two bathroom/shower rooms & cloakroom, providing both comfort and privacy.

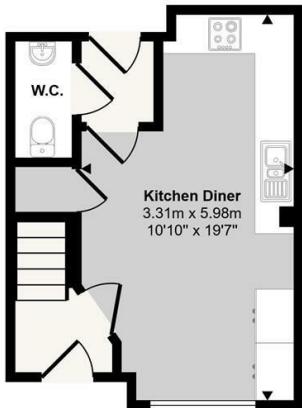
The open-plan modern fitted kitchen diner is a true highlight, designed for both functionality and style, making it an ideal space for family gatherings and entertaining. The separate lounge is a welcoming retreat, enhanced by French doors that open seamlessly into a low-maintenance courtyard garden, perfect for enjoying the outdoors without the hassle of extensive upkeep.

Situated in a prime city centre location, residents will benefit from direct access to Gloucester's vibrant amenities and the thriving social scene in the Docklands. This property also includes secure underground parking, offering peace of mind and convenience with direct access into your home.

This exceptional family residence combines contemporary design with practical living, making it a perfect choice for those seeking a dynamic lifestyle in a bustling urban environment. Don't miss the opportunity to make this remarkable property your new home.

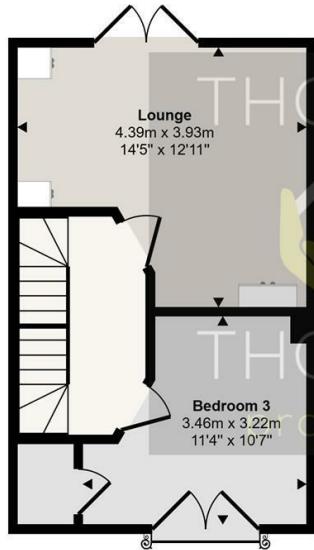
- Situated In A Prime Location
- Open-Plan Kithcen/Diner
- Spacious Lounge
- Five Well-Appointed Bedrooms
- Two Bathroom/Shower Rooms
- Secure Underground Parking

Approx Gross Internal Area  
121 sq m / 1303 sq ft



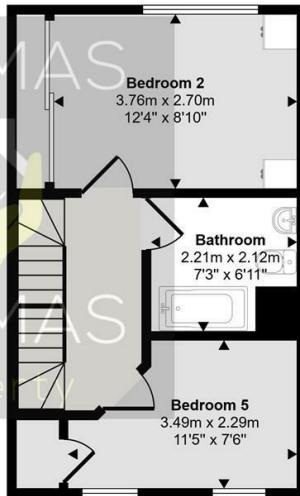
Ground Floor

Approx 24 sq m / 259 sq ft



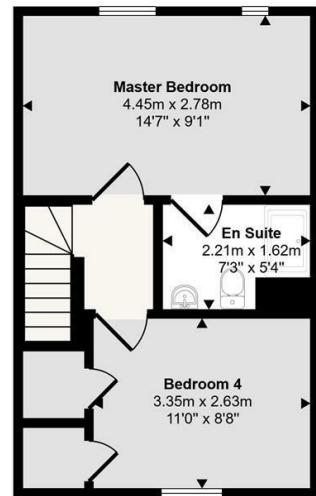
First Floor

Approx 33 sq m / 352 sq ft



Second Floor

Approx 32 sq m / 342 sq ft



Third Floor

Approx 33 sq m / 351 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		
(81-91) B	85	94
(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	

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	



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.