



## 45 Snetterton Heath Kingsway, Gloucester, GL2 2HE Asking Price £230,000

Located within a cul-de-sac of Kingsway is this very well presented two bedroom semi detached property is bought to the market chain free, making it the ideal first home

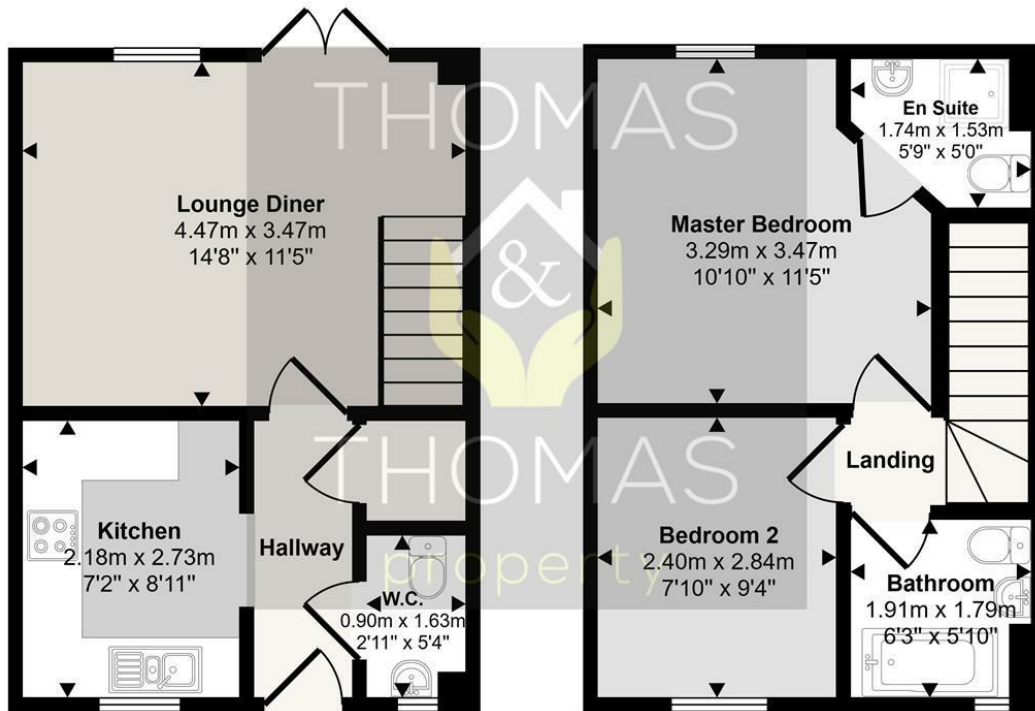
The property comprises of entrance hall with downstairs WC and good sized kitchen with room for freestanding appliances. The spacious lounge is the perfect cosy space, with double doors opening on to the low maintenance gravelled garden.

Upstairs there are two bedrooms, the master benefiting from an en suite shower room and finally a family bathroom with shower over bath

There is allocated parking to the front of the property with gravelled front garden.

- Chain Free
- Two Bedrooms
- Lounge / Diner
- Main Bathroom & En Suite
- Enclosed Low Maintenance Garden
- Driveway

Approx Gross Internal Area  
57 sq m / 610 sq ft



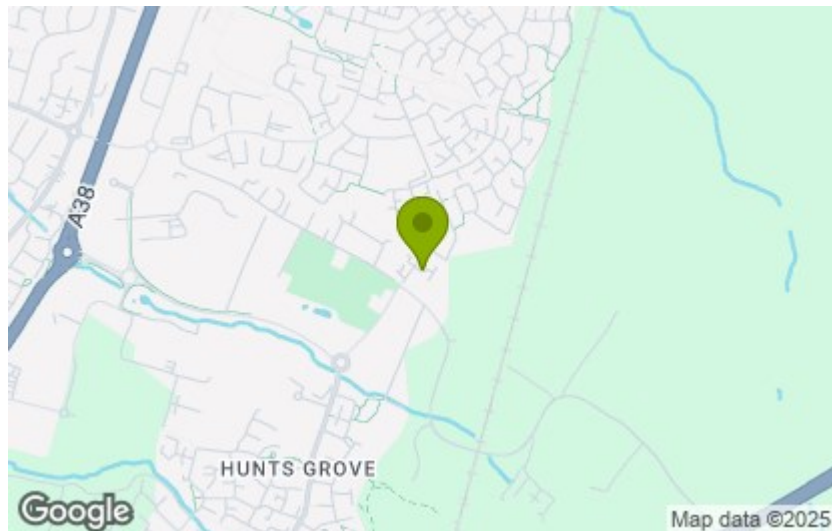
Ground Floor  
Approx 28 sq m / 303 sq ft

First Floor  
Approx 29 sq m / 307 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                                   |           |
| (69-80) C                                   |           |
| (55-68) D                                   |           |
| (39-54) E                                   |           |
| (21-38) F                                   |           |
| (1-20) G                                    |           |
| Not energy efficient - higher running costs |           |
| 79  | 84        |
| 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.