



69 Wharfdale Way, Gloucester, GL2 4JE

Offers In The Region Of
£240,000

Thomas and Thomas are pleased to be offering this lovely two bedroom house on the Dales Wharf Estate in Hardwicke, Gloucester. The property is a close local amenities, schools, offers good access to the M5 motorway and is just a short stroll from the canal and local family pub. It briefly comprises of: entrance hallway, kitchen with oven, hob and fridge freezer, living room with patio doors to the rear garden and stairs to the first floor, landing with storage cupboard, two double bedrooms, both with built in wardrobes and the second bedroom also has a sink unit, the bathroom is modern fitted and has a shower over bath. The house is warmed via gas central heating, double glazed throughout and benefits from having a low maintenance garden and allocated parking with a single garage

- Two Bedroom
 - Garage
 - Chain Free
- Low Maintenance Garden
 - Allocated Parking
- Close to Local Amenities

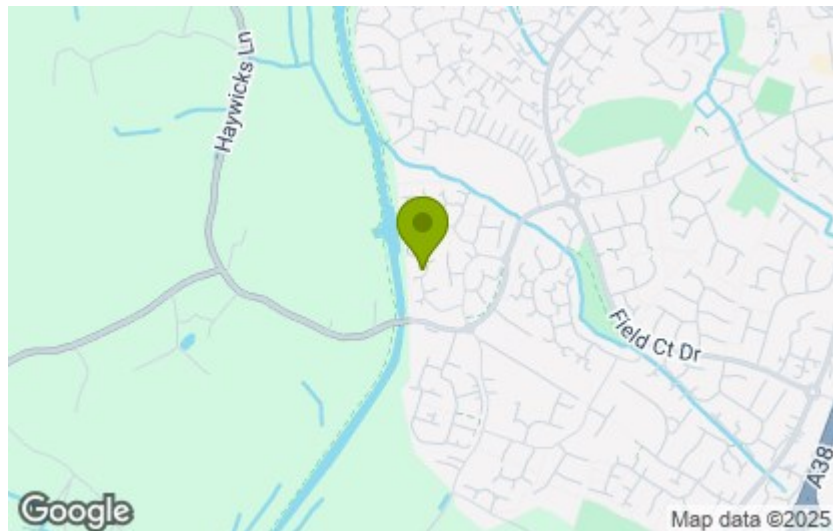
Approx Gross Internal Area
54 sq m / 580 sq ft



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		
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		
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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.

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