



**180 Elmbridge Road, Gloucester, GL2 0PH**

**Asking Price £325,000**

Bay fronted semi-detached house offers a perfect blend of comfort and modern living. The property boasts a striking façade, enhancing its appeal and character. Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the impressive 24 ft open plan kitchen diner, ideal for family gatherings and culinary adventures.

This residence features three generously sized double bedrooms, ensuring plenty of room for family or guests. The modern shower room is both stylish and functional, catering to the needs of a busy household.

Outside, the property is complemented by a gravel driveway with double gates, providing secure parking for your vehicles. The enclosed garden is a true highlight, offering a sizable lawn and a lovely patio area, perfect for outdoor dining and enjoying the sunshine with family and friends.

Conveniently located close to local amenities, this home is not only practical but also a delightful place to live. Whether you are a growing family or looking for a comfortable space to call your own, this property on Elmbridge Road is sure to impress.

- Bay fronted semi-detached house.
- Two spacious reception rooms.
- Impressive 24ft open plan kitchen diner.
- Three generously sized double bedrooms
- Modern shower room & cloakroom.
- Gravel driveway with double gates.

Approx Gross Internal Area  
109 sq m / 1171 sq ft



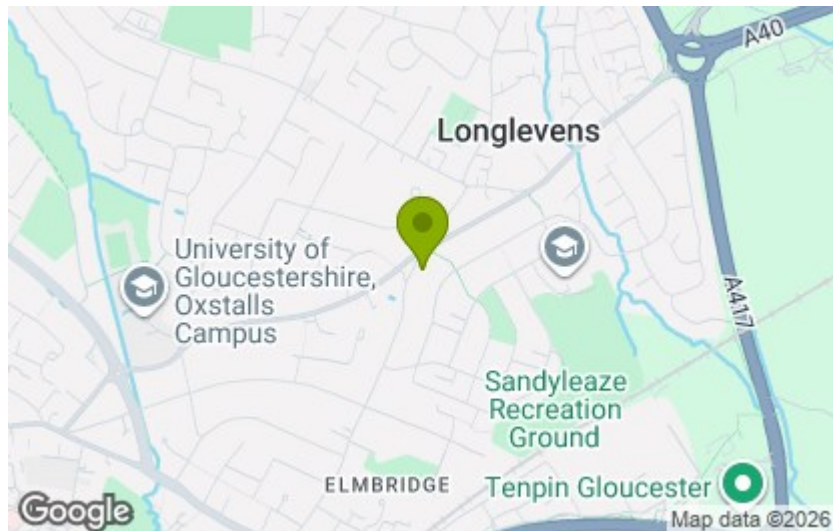
Ground Floor  
Approx 57 sq m / 611 sq ft

First Floor  
Approx 52 sq m / 560 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		64	72
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.