



**26 Winter Gate Road, Gloucester, GL2 9FB**

**£1,600 Per Month**

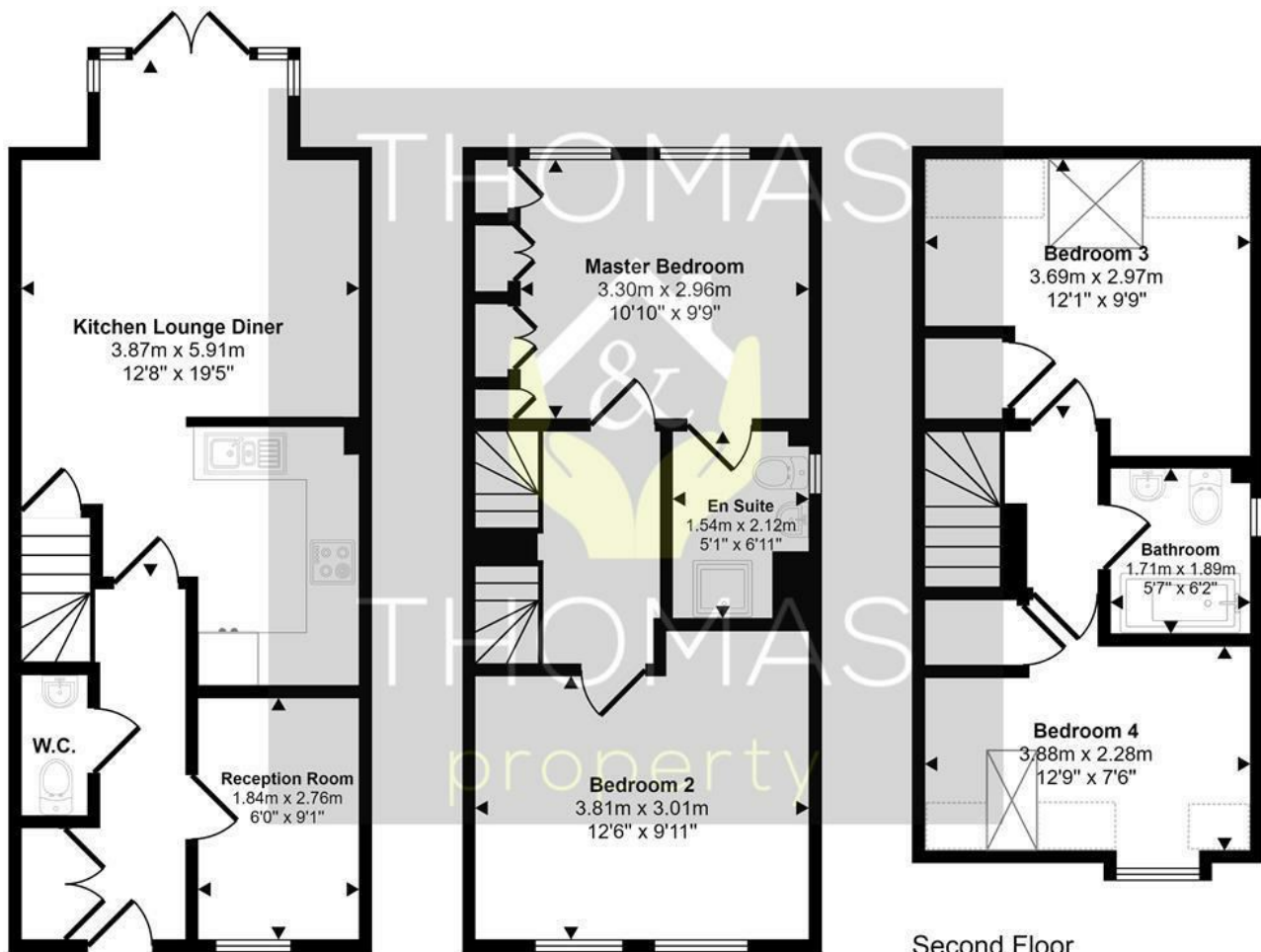
Thomas & Thomas property are pleased to be offering this four bedroom house in Longford, Gloucester. The property briefly comprises of, entrance hallway with utility room and W/C, open plan kitchen / diner / living room with french doors opening on to the enclosed garden. Outside there is a decking area, sheltered social area with seating / power / lights and access to the garage. On the first floor is the main bedroom with en suite and the second double bedroom. On the third floor there are two further double bedrooms and shared modern fitted bathroom with shower over bath. The property is warmed via gas central heating, double glazed and has a garage providing access to the back garden.

Available March 2026

- Available March 2026
- Four Double Bedrooms
  - Three Storey
  - En Suite
  - Utility Room
  - Garage



Approx Gross Internal Area  
101 sq m / 1089 sq ft



Ground Floor  
Approx 37 sq m / 400 sq ft

First Floor  
Approx 34 sq m / 366 sq ft

Second Floor  
Approx 30 sq m / 323 sq ft

Denotes head height below 1.5m

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                                 |                         | 94        |
| (81-91) B                                   | 84                      |           |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.