



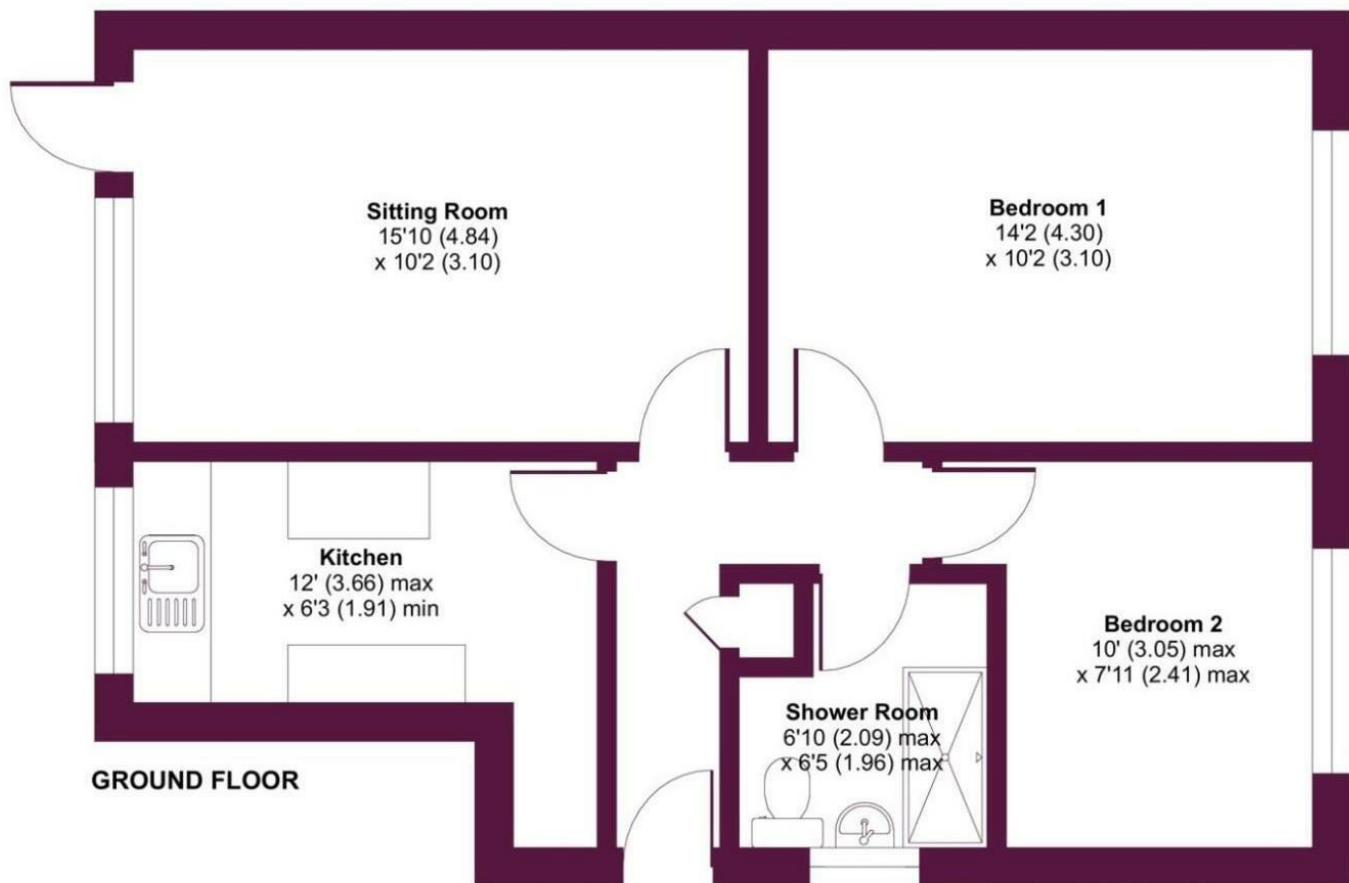
99 Elmbridge Road, Gloucester, GL2 0PG

Asking Price £170,000

A two-bedroom ground floor maisonette offering comfortable and convenient living, complete with its own private garden, garage, and off-street parking. The property benefits from gas central heating and is offered chain free, making it an ideal choice for first-time buyers, downsizers, or investors alike.

Situated in a popular and well-connected area, the maisonette is conveniently located on a regular bus route, providing easy access to local amenities and transport links. Early viewing is highly recommended to appreciate the space, location, and potential on offer.

- Two Bedroom Maisonette
 - Ground Floor
- Own Private Garden
 - Parking
 - Chain Free
- Gas Central Heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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