



99 Elmbridge Road, Gloucester, GL2 0PG

Asking Price £170,000

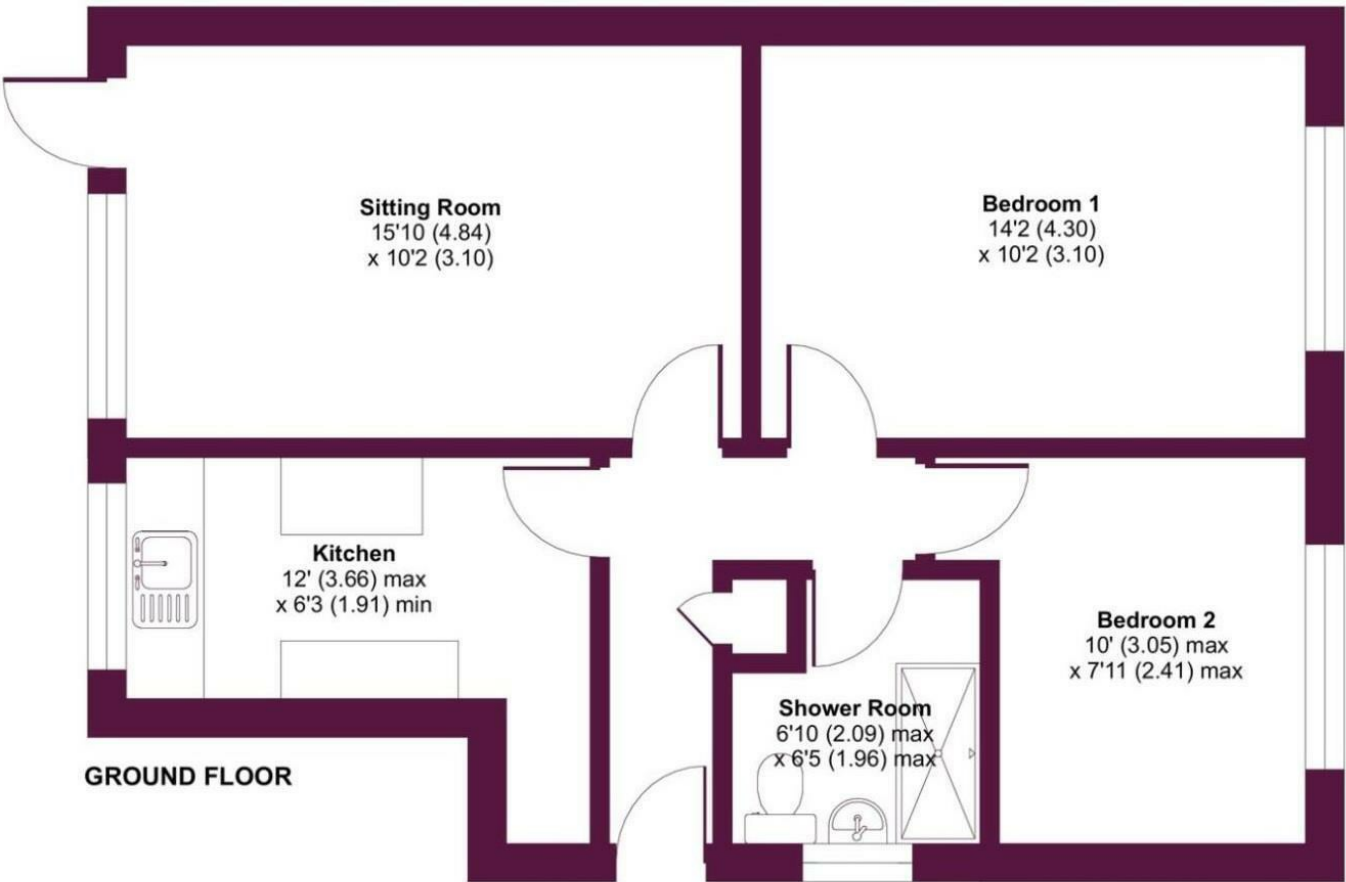
Set back from the road is this two bedroom maisonette, offered to the market chain free and benefitting from long lease with minimal lease charges.

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.

Comprising of two double bedrooms, a wet room shower room, kitchen with ample storage space and a very good sized lounge with patio doors opening on to the private decking space which overlooks the private front garden.

An ideal first home or investment!

- Two bedroom ground floor maisonette
- Off road parking with garage
 - Own private front garden
- Offered to the market chain free
- Close to local schools and amenities
- Long lease and minimal charges



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	75	77
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		



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