



48a Birchall Avenue, Gloucester, GL4 6LP

Asking Price £260,000

Welcome to this well presented three-bedroom end-terrace home, perfectly designed with family living in mind. Offering generous space throughout, the property combines comfort, practicality, and modern style. Off-road parking provides everyday convenience, while the end-terrace position offers added privacy and an abundance of natural light.

Inside, the spacious ground floor features a welcoming entrance hall, a handy downstairs WC ideal for busy family life, and a modern kitchen/diner that truly forms the heart of the home – perfect for family meals, homework time, and entertaining guests. The living areas are well proportioned, creating a flexible and comfortable environment for growing families.

Upstairs, you'll find three well-sized bedrooms, including a generous main bedroom complete with its own en suite and fitted wardrobe space, offering a peaceful retreat for parents. A contemporary family bathroom serves the remaining bedrooms, ensuring space and convenience for everyone.

This spacious and thoughtfully laid-out home is ideal for families looking for comfort, functionality, and a place to truly settle and grow. Early viewing is highly recommended to appreciate everything this lovely home has to offer.

■ Three Bedrooms

■ En Suite

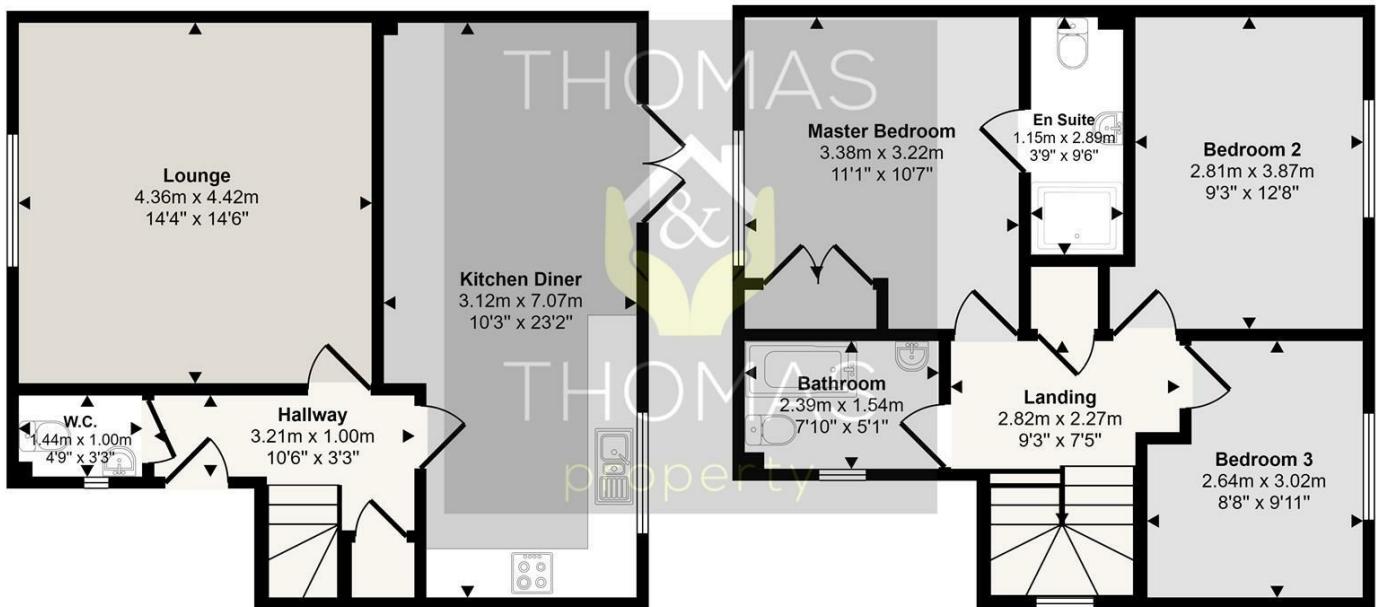
■ Downstairs WC

■ Parking with Rear and Side Access

■ Garden

■ Kitchen/Diner

Approx Gross Internal Area
98 sq m / 1059 sq ft



Ground Floor

Approx 49 sq m / 529 sq ft

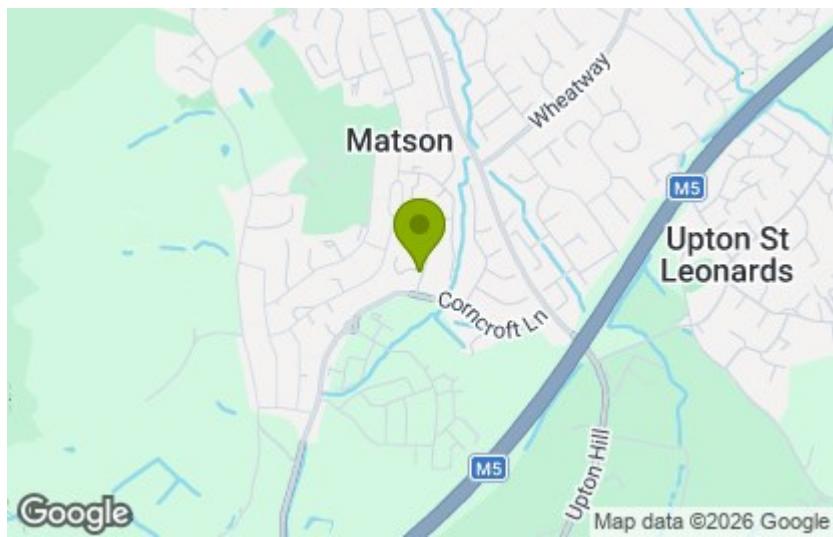
First Floor

Approx 49 sq m / 530 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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