



6 Sheldrake Lane, Gloucester, GL2 4DU

Asking Price £250,000

Welcome to Sheldrake Lane – a beautifully presented home offering modern comfort in a peaceful residential setting. This attractive property boasts a bright and spacious layout, finished to an exceptionally high standard throughout.

Briefly comprising of: Entrance hall with downstairs WC, leading through to the modern kitchen with integrated fridge / freezer, dishwasher and washing machine. The spacious lounge / diner benefits from an additional storage cupboard and patio doors leading out to the impressive landscaped garden.

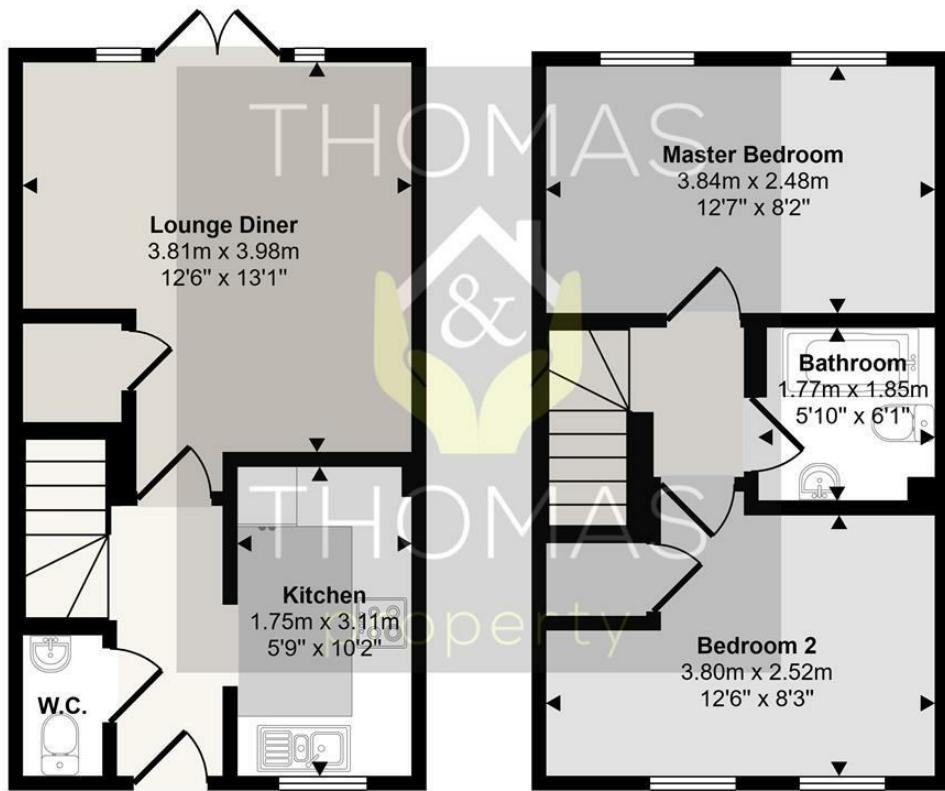
Upstairs there are two well-proportioned double bedrooms and a very modern family bathroom with shower over bath. The home is thoughtfully designed to maximise space and functionality.

To the front of the property is driveway parking for two cars.

Situated in a desirable location, the home enjoys convenient access to local amenities, schools, and transport links, while retaining a quiet neighbourhood feel. A fantastic opportunity to secure a move-in-ready home in a sought-after area.

- Two Bedroom
- Semi Detached
- Driveway Parking for Two Cars
- Immaculate Throughout
- Downstairs WC & Family Bathroom
- Landscaped Garden

Approx Gross Internal Area
55 sq m / 593 sq ft



Ground Floor

Approx 28 sq m / 299 sq ft

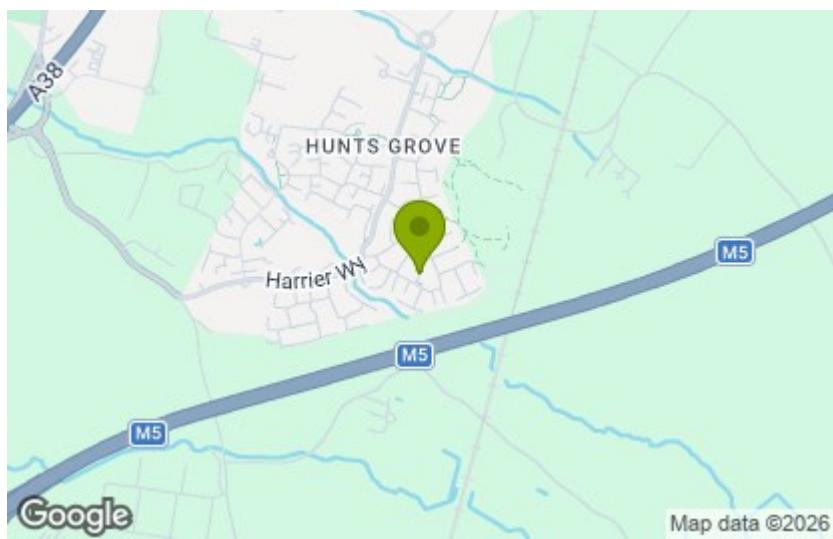
First Floor

Approx 27 sq m / 294 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		98
(81-91) B		
(69-80) C	83	
(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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