



## 139 Elmleaze, Gloucester, GL2 0LD

Asking Price £285,000

This chain free semi-detached house presents an excellent opportunity for those seeking a comfortable family home. Conveniently located just around the corner from the esteemed Sir Thomas Rich's School in Longlevens, this property is perfect for families looking for a blend of convenience and community.

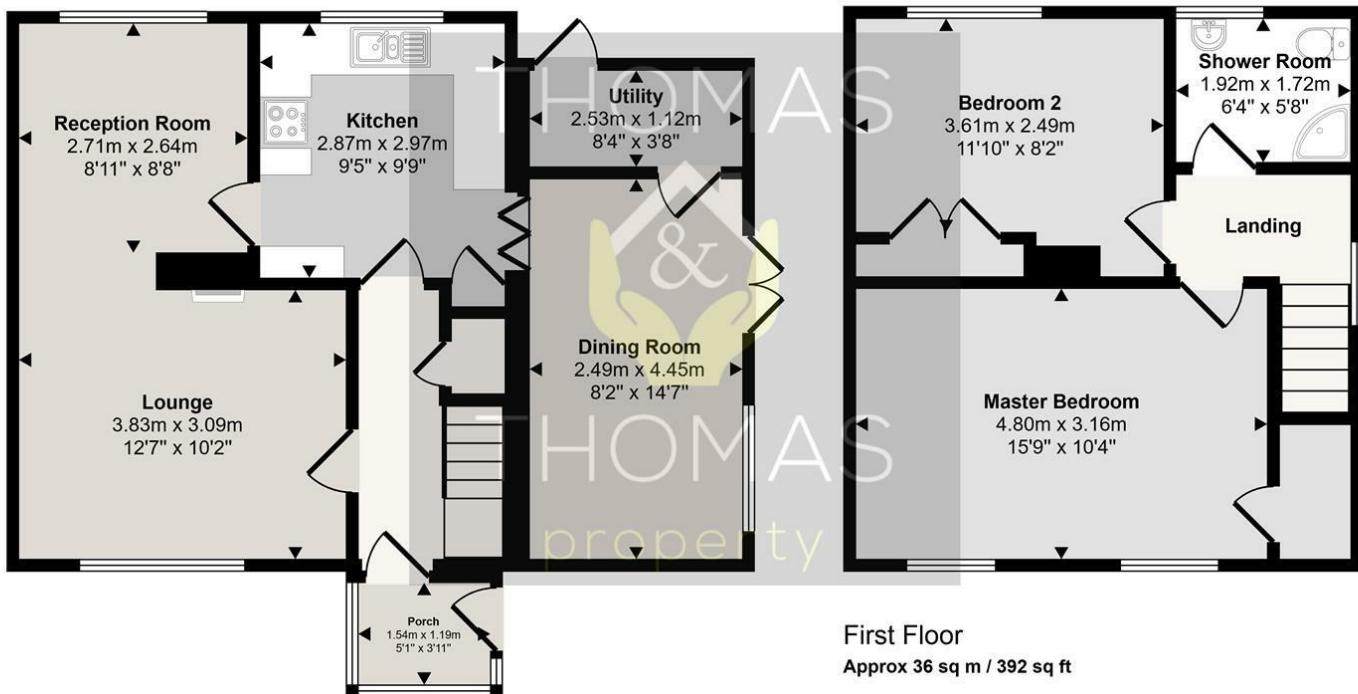
The home boasts three spacious reception rooms, providing ample space for relaxation and entertaining. The modern kitchen is well-equipped and boast a useful utility area, enhancing the functionality of the living space. With two generously sized double bedrooms, this property is ideal for both couples and small families. The contemporary shower room adds a touch of luxury and convenience.

One of the standout features of this property is its large corner plot, which offers significant potential for further development (subject to the normal planning conditions) or landscaping. The well-stocked, mature rear garden is a true delight, providing a tranquil outdoor space for gardening enthusiasts or those simply wishing to enjoy the fresh air.

Being chain-free, this home is ready for immediate occupancy, allowing for a smooth transition for the new owners. This semi-detached house in Elmleaze is not just a property; it is a place where memories can be made. Don't miss the chance to make this lovely house your new home.

- large corner plot, offering significant potential for further development (subject to the normal planning conditions)
- Located round the corner from esteemed Sir Thomas Rich's School in Longlevens
- Three separate reception rooms.
- Two double bedrooms.
- Modern kitchen with utility
- Well-stocked, mature rear garden providing a tranquil outdoor space for gardening enthusiasts.

Approx Gross Internal Area  
90 sq m / 973 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 |                         |           |
| <b>England &amp; Wales</b>                  | 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 |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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