



7 Cousley Close, Gloucester, GL3 3RN

Offers Over £350,000

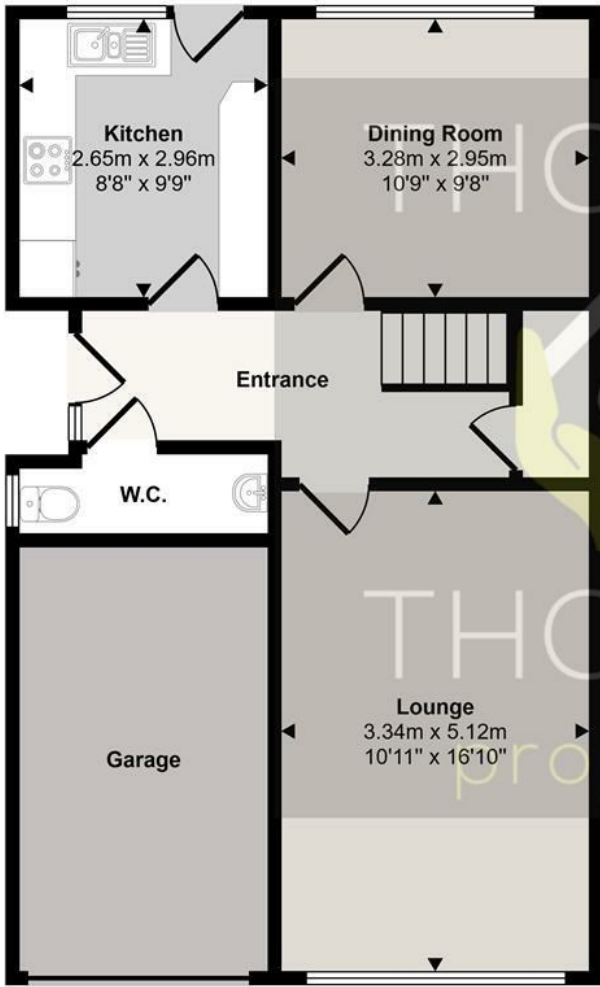
We are pleased to be offering this well presented family home tucked away in a quiet cul de sac in the popular area of Hucclecote.

Briefly comprising of, entrance hallway with downstairs WC. Lounge to the front of the property with separate dining room and kitchen to the rear. Upstairs there are four spacious bedrooms, the master benefitting from fitted wardrobe space and lastly shower room.

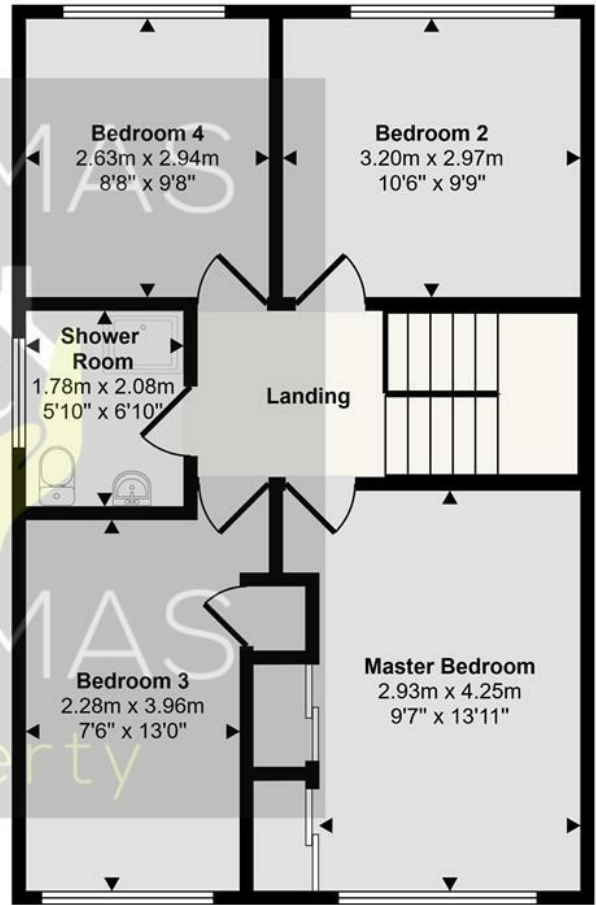
The property is warmed via gas central heating and benefits from a private south facing garden, garage and driveway parking.

- Four Bedrooms
- Semi Detached
- South Facing Garden
 - Garage
- Driveway Parking
 - Garden

Approx Gross Internal Area
116 sq m / 1253 sq ft



Ground Floor
Approx 60 sq m / 651 sq ft

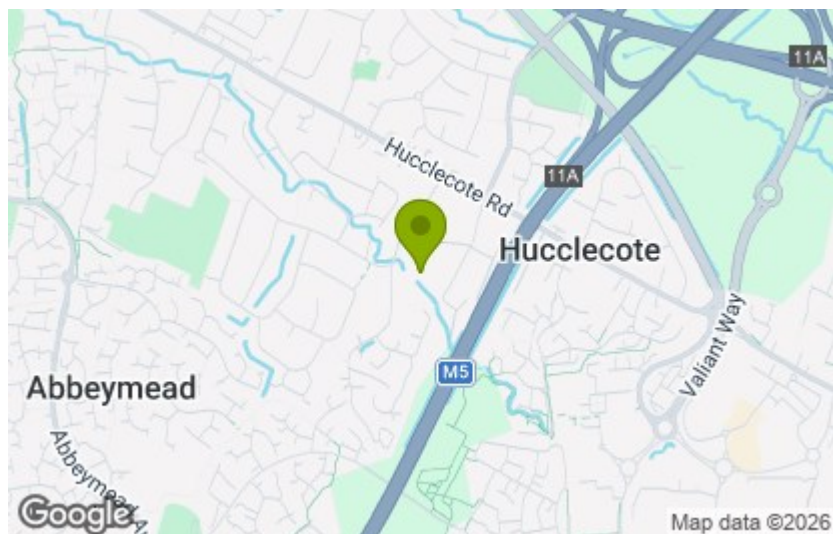


First Floor
Approx 56 sq m / 601 sq ft

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	
66	81
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	
EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.