



76B Winter Gate Road, Gloucester, GL2 9FB

£185,000

Executive chain free apartment commanding a ground floor corner position, located next to the local parade of shops, bus shelter & local school offering well-designed space, making it an ideal choice for first-time buyers or those seeking a comfortable rental.

As you enter, you are greeted by a spacious entrance hall that features double cloakroom storage, providing ample space for your belongings. The heart of the home is the bay fronted, double aspect open plan living room, which is bathed in natural light. This inviting area seamlessly integrates with a fitted modern kitchen, perfect baking or enjoying a quiet evening in.

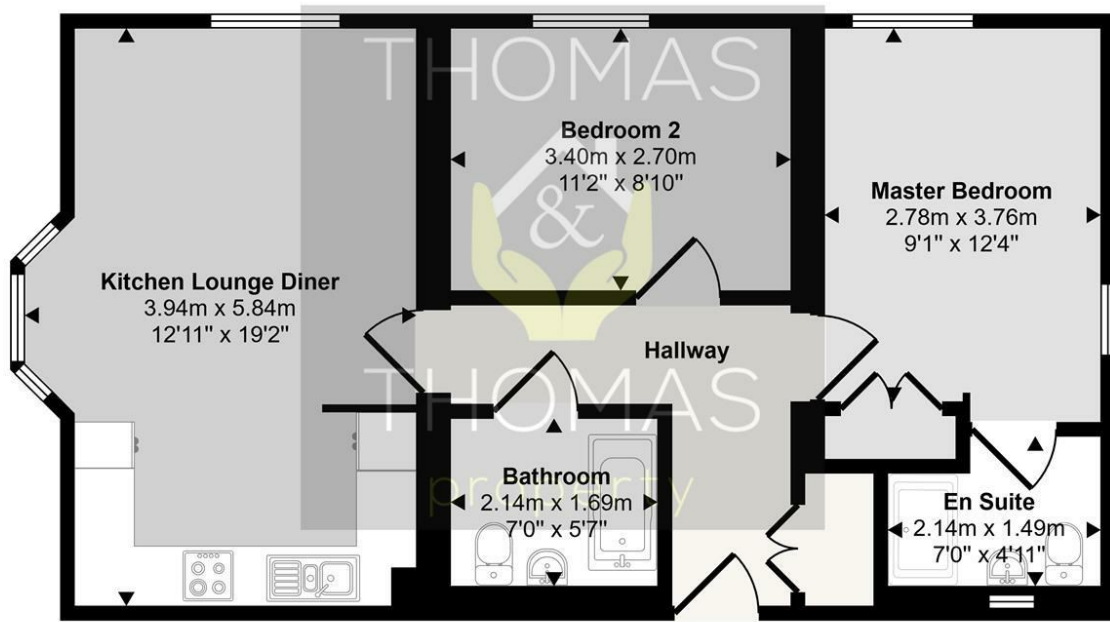
The apartment comprises two well-proportioned double bedrooms, each thoughtfully designed to offer comfort and tranquility. The modern en-suite bathroom & modern bathroom adds a touch of luxury, ensuring that your personal space is both functional and stylish.

Additional benefits include allocated parking, a convenient bin store, and beautifully manicured communal gardens that provide a serene outdoor space for relaxation. The property's prime location ensures that all your daily needs are within easy reach.

This exceptional apartment is a rare find, combining contemporary living with a vibrant community atmosphere. Don't miss the opportunity to make this delightful property your new home.

- Executive chain free apartment
- 2 bedrooms & 2 Bathrooms
- Bay fronted double aspect open plan living
  - Modern fitted kitchen
  - Allocated parking
- Commanding a ground floor corner position, next to the local shops, bus shelter & local school

Approx Gross Internal Area  
61 sq m / 659 sq ft



Floorplan

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		83	83
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



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