



**93 Watermint Drive, Gloucester, GL4 0SZ**

**£1,100 Per Calendar Month**

Thomas and Thomas property are pleased to be offering this well presented two bedroom house located in the sought after development Copeland Park in Tuffley.

The property comprises of downstairs wc, kitchen with appliances to include: oven, hob, fridge freezer, washer/dryer & dishwasher, lounge with under stairs storage cupboard. Upstairs are two bedrooms & bathroom with shower over bath.

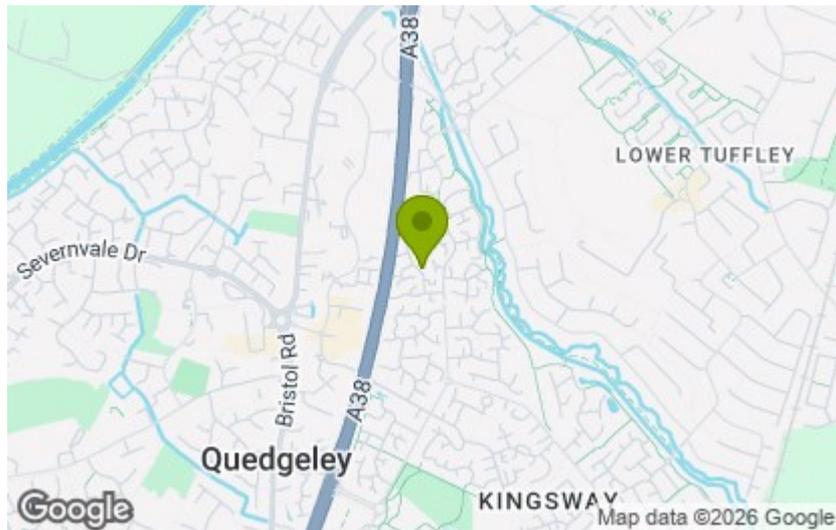
The property is warmed via gas central heating, double glazed throughout and benefits from having allocated parking & a Garage!

Available NOW!!

- Copeland Park, Tuffley
  - Two Bedrooms
- Kitchen with Appliances
  - Gas Central Heating
  - Garage
- Available NOW!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</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>	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>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>82</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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