



31 Green Acre, Gloucester, GL3 4NG

Asking Price £175,000

Offered for sale with no onward chain, this beautifully presented three-bedroom property has been recently modernised by its current owners, creating a stylish and move-in-ready home.

The property boasts a brand new, contemporary kitchen, thoughtfully designed with both functionality and aesthetics in mind, alongside a full re-decoration throughout, giving every room a fresh, light, and welcoming feel.

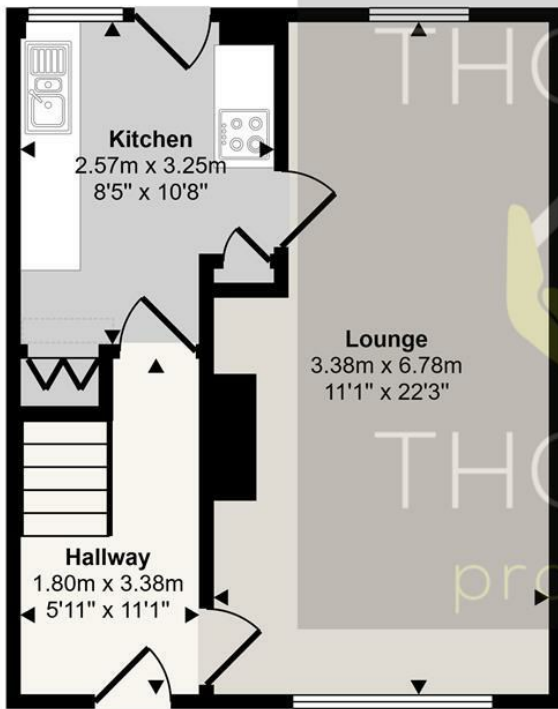
Accommodation comprises three well-proportioned bedrooms, a bright and spacious living area, and a modern family bathroom. The upgrades carried out ensure a seamless blend of comfort and modern living, making it ideal for first-time buyers, families, or investors alike.

Situated in a convenient location, this home offers an excellent opportunity to purchase a turnkey property with no delays.

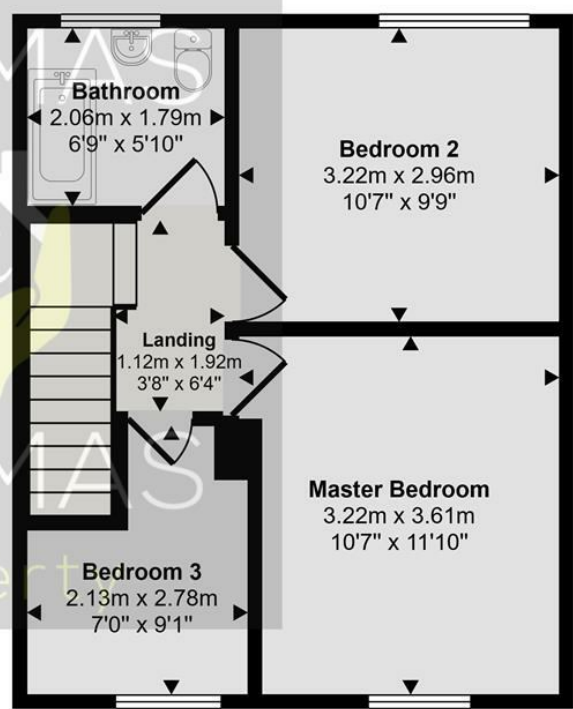
Early viewing is highly recommended.

AGENT NOTE - This property is of non-standard construction so offered to the market for cash buyers only. Please call the branch to discuss.

Approx Gross Internal Area
72 sq m / 778 sq ft



Ground Floor
Approx 36 sq m / 389 sq ft



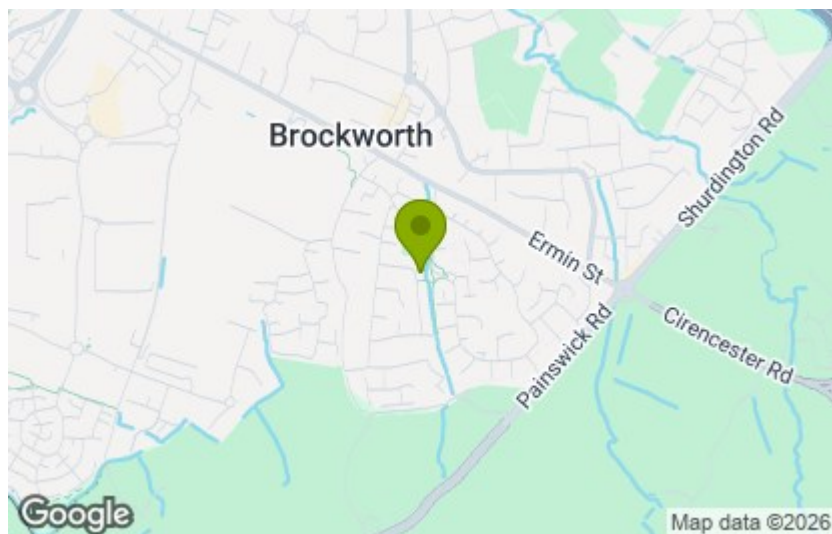
First Floor
Approx 36 sq m / 389 sq ft

Denotes head height below 1.5m

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	
	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	
68	87
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	
68	87
England & Wales	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.