



**3 Druids Oak, Gloucester, GL2 4YT**

**Asking Price £300,000**

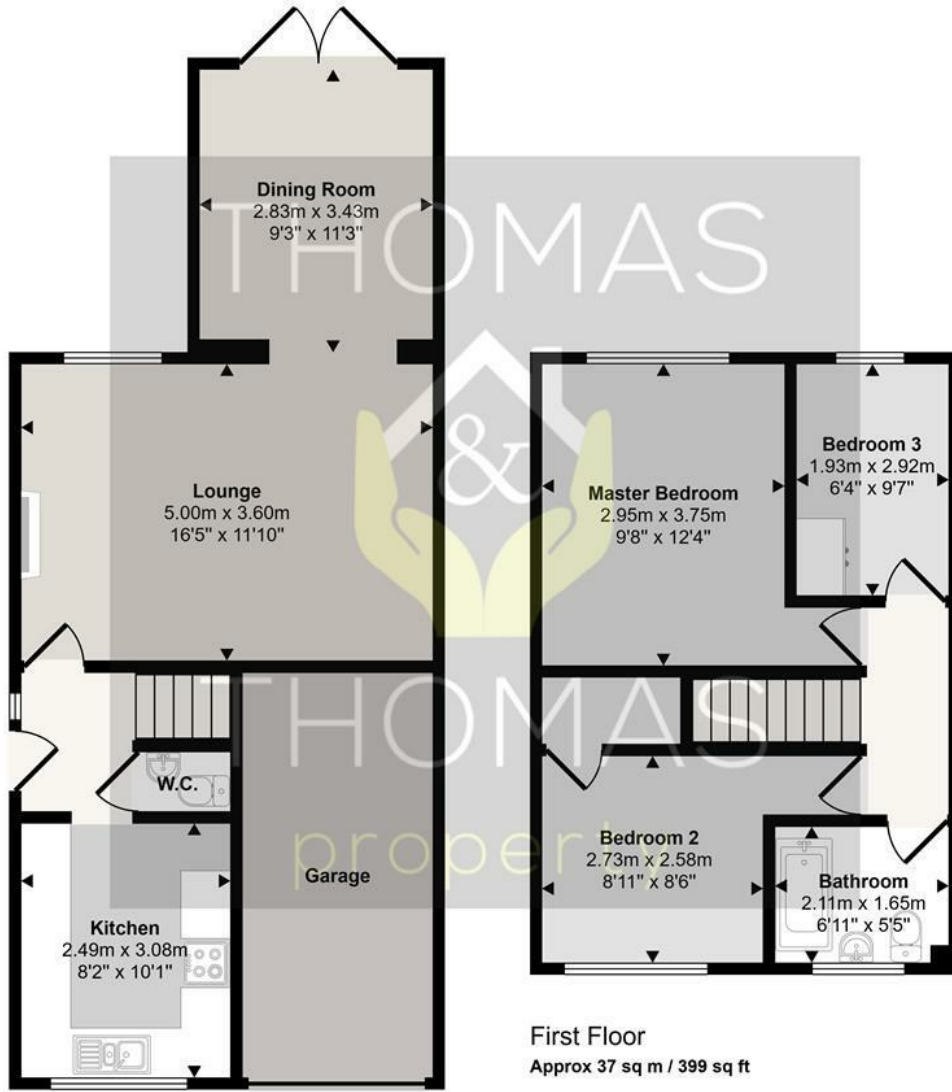
A well-presented three-bedroom semi-detached home, ideally situated within a quiet cul-de-sac and conveniently located within walking distance of both local primary and secondary schools.

Offered for sale with no onward chain, this property is in good decorative order throughout, making it ready for immediate occupation. The home has been thoughtfully extended to the rear, providing valuable additional reception space that enhances the ground floor layout—perfect for modern family living, entertaining, or a flexible workspace.

Further benefits include a garage and well-proportioned accommodation throughout. This is an excellent opportunity for families, first-time buyers, or investors seeking a home in a desirable and convenient location.

- Three bedrooms
- Semi detached
  - Chain free
- Garage with driveway parking
  - Well presented
  - Cul-De-Sac location

Approx Gross Internal Area  
91 sq m / 976 sq ft



**Ground Floor**  
Approx 54 sq m / 577 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) <b>A</b>	<b>84</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>	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>81</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



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.