



THOMAS



29 Oswalds Close, Gloucester, GL2 9FE

Asking Price £250,000

Delightful mid-terraced home presents an excellent opportunity for both first-time buyers and young families alike. Just a stone's throw away from a well-regarded local junior school and a convenient parade of shops, this property is ideally situated for those seeking a vibrant community atmosphere.

Upon entering, you are welcomed into a spacious living room that exudes warmth and comfort, perfect for relaxing or entertaining guests. This inviting space seamlessly flows into a modern fitted kitchen diner, which overlooks the garden, creating a lovely setting for family meals and gatherings. The ground floor layout is designed for both functionality and ease of living.

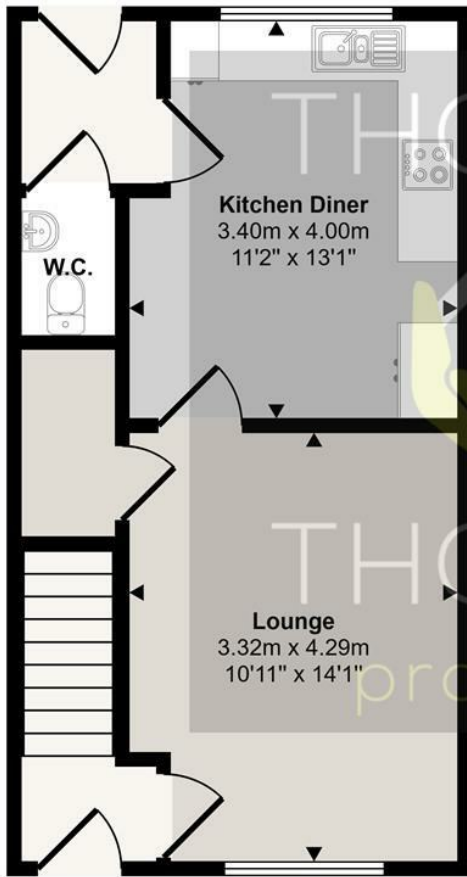
Venturing upstairs, you will find two generously sized double bedrooms, each offering ample space and natural light. These rooms are well-serviced by a contemporary family bathroom & down stairs cloakroom ensuring convenience for all residents.

Outside, the property boasts a driveway that accommodates two cars, a valuable feature in today's market. The low-maintenance enclosed rear garden provides a private outdoor retreat, ideal for enjoying sunny days or hosting barbecues with friends and family. Additionally, the garden benefits from rear access, enhancing its practicality.

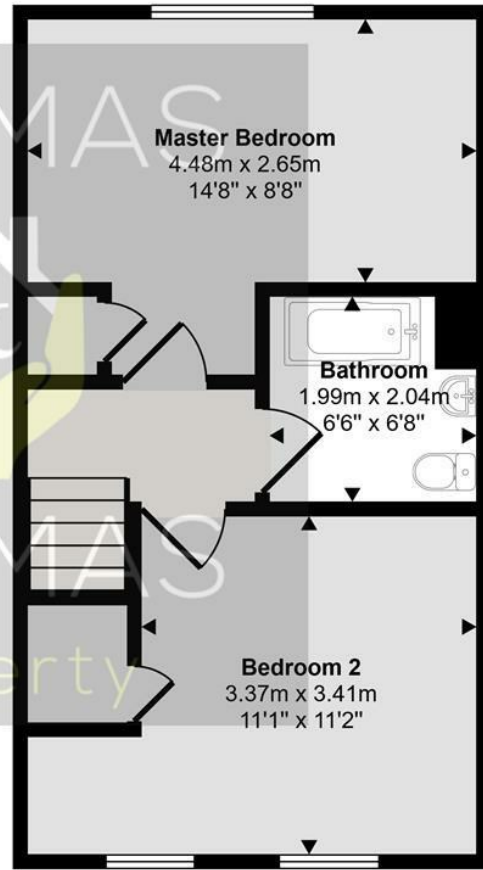
In summary, this modern terraced house in Longford is a wonderful blend of comfort, convenience, and community, making it a perfect choice for your next home.

- Two double bedrooms
- Fitted kitchen diner
- Driveway for two cars
- Modern mid-terraced home
- Enclosed garden

Approx Gross Internal Area
75 sq m / 803 sq ft



Ground Floor
Approx 37 sq m / 401 sq ft



First Floor
Approx 37 sq m / 403 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
	96
83	
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	



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