



15 Wycombe Road Kingsway, Gloucester, GL2 2GN Asking Price £315,000

Approx Gross Internal Area  
116 sq m / 1253 sq ft



Ground Floor  
Approx 39 sq m / 424 sq ft

First Floor  
Approx 40 sq m / 427 sq ft

Second Floor  
Approx 37 sq m / 402 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  |           |
|---|-----------|
| Current   | Potential |
| 79  | 88        |
| <small>Very energy efficient - lower running costs</small><br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br><small>Not energy efficient - higher running costs</small> |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small>   |           |

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



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.