

**2 Lime Tree Avenue, Gloucester, GL2 4AU**

**£1,400 Per Month**

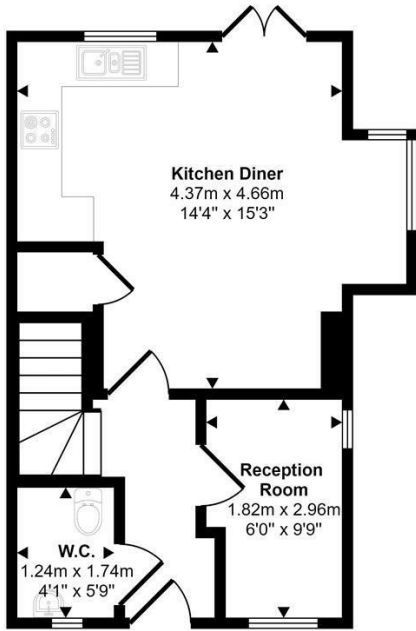
This well presented three bedroom home is located in the popular area of Hardwicke offering off road parking for two cars. Available now!

Comprising of: Entrance hall, WC, reception room currently used as a home office, open plan kitchen / diner. On the first floor there is a lounge area, double bedroom and family bathroom. Finally, on the top floor are two further double bedrooms. Outside there is a private enclosed garden.

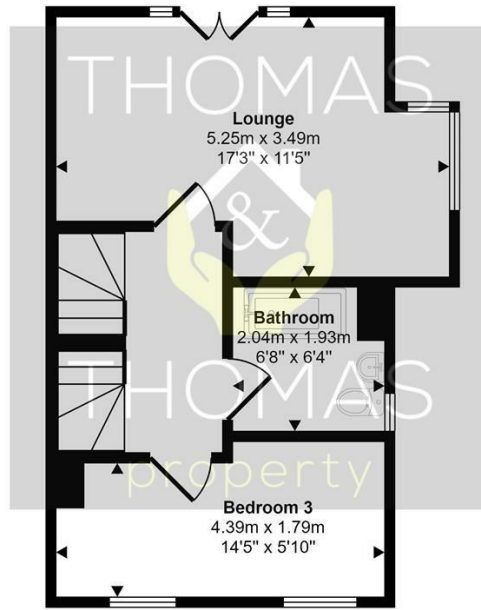
- Three Bedrooms
- Three Storey
- Off Road Parking For Two
- Enclosed Garden
- Modern Throughout
- Available NOW

There is a full virtual tour available, please call to arrange your viewing.

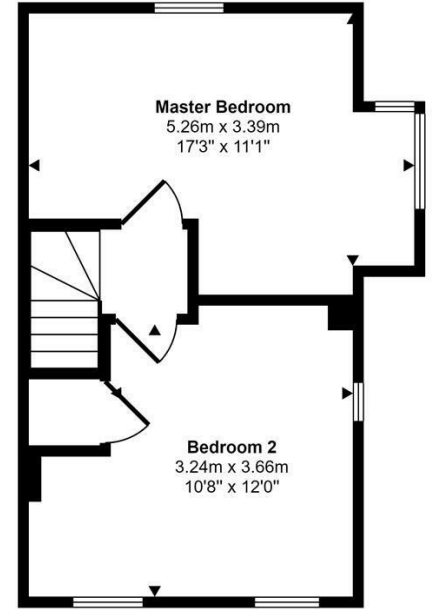
Approx Gross Internal Area  
108 sq m / 1166 sq ft



Ground Floor  
Approx 35 sq m / 379 sq ft



First Floor  
Approx 36 sq m / 391 sq ft

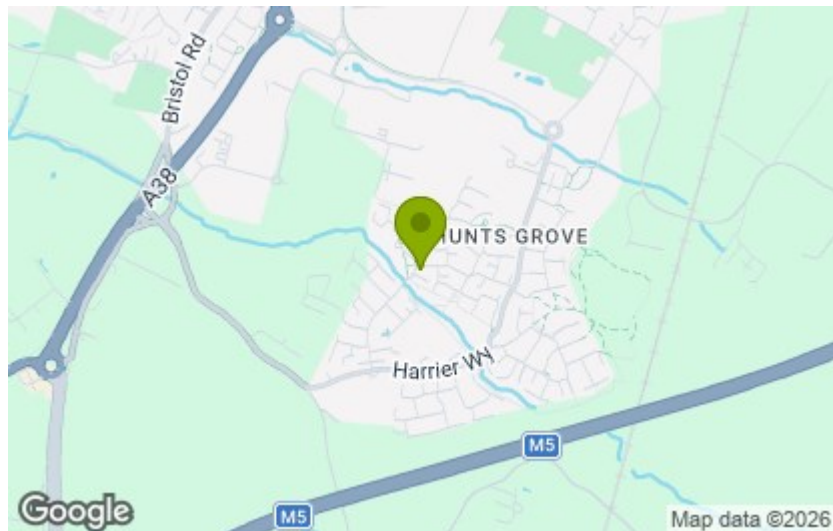


Second Floor  
Approx 37 sq m / 396 sq ft

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>			
(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>			
(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.