

69 Wharfdale Way, Gloucester, GL2 4JE

Offers Over £225,000

Situated in a peaceful cul-de-sac and enjoying a sought-after position adjacent to the picturesque Sharpness Canal, this well-presented two-bedroom home offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property features bright and well-proportioned accommodation throughout, with a welcoming living space, a well-appointed kitchen, and two comfortable bedrooms. Outside, the generous rear garden provides an ideal setting for relaxing, entertaining, or enjoying outdoor family life.

Further benefits include a garage, allocated parking, and the unique advantage of having the beautiful canal towpath just moments away, perfect for scenic walks, cycling, and enjoying the surrounding wildlife.

Combining a tranquil setting with practical amenities, this attractive home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

- Two Bedroom
  - Garage
  - Chain Free
- Low Maintenance Garden
  - Allocated Parking
- Close to Local Amenities

Approx Gross Internal Area  
54 sq m / 580 sq ft



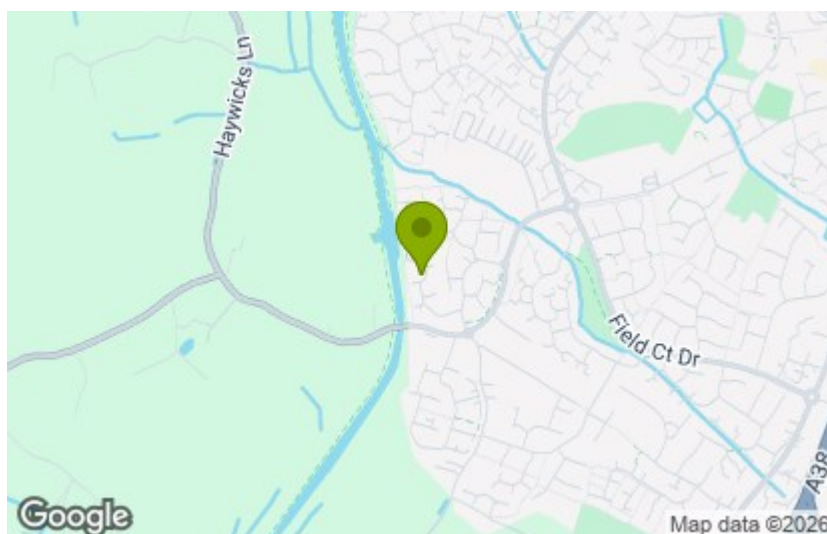
Ground Floor  
Approx 27 sq m / 293 sq ft

First Floor  
Approx 27 sq m / 287 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) A			89
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			77
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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