



38 Reservoir Road, Gloucester, GL4 6RT

Asking Price £220,000

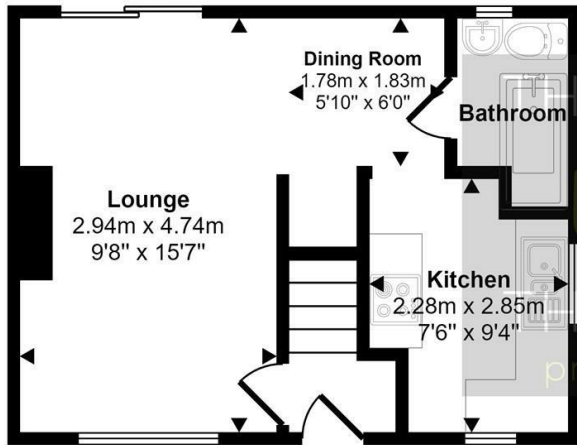
The property is offered with no onward chain and is well presented with a great sized rear garden.

The accommodation comprises of an entrance hall, lounge with patio doors to the rear garden, downstairs bathroom and kitchen. Upstairs offers three bedrooms.

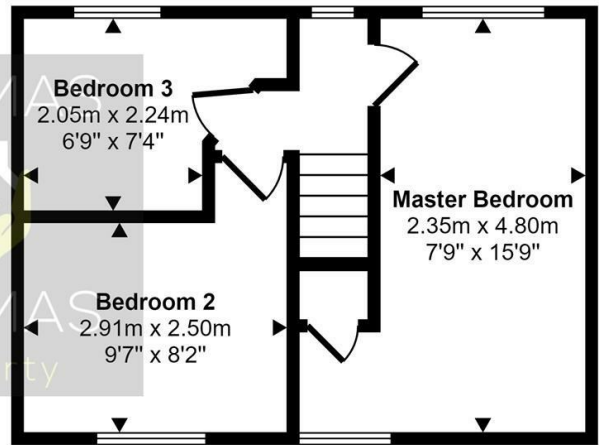
The property is warmed by gas central heating and has double glazing. To the front of the property there off road parking for two. At the rear there is a great sized enclosed garden offering areas of patio, decking and lawn plus small out building.

Full virtual tour available.

- No Onward Chain
- Semi Detached
- Gas Central Heating
- Off Road Parking
- 80ft Rear Garden
- Upvc Double Glazed



Ground Floor

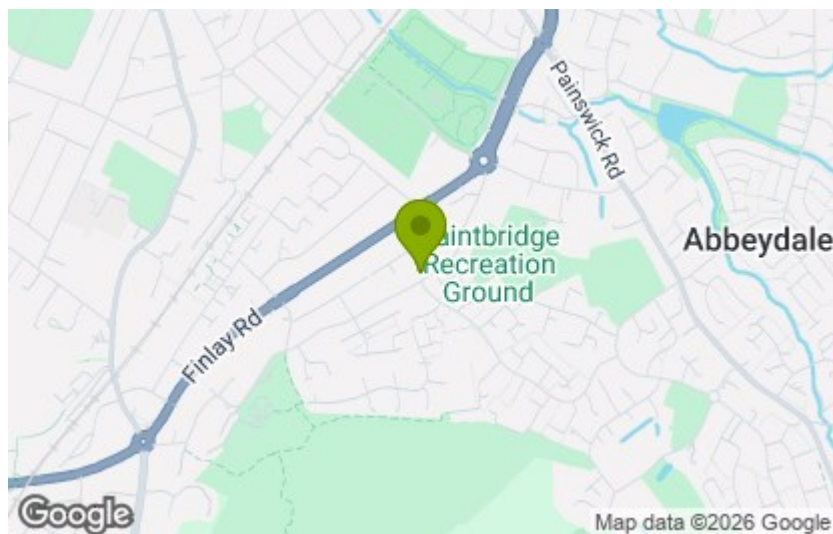


First Floor

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
		68
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.