



12 Sowthistle Drive, Gloucester, GL2 4DX

Asking Price £270,000

This well-presented three-bedroom end-terrace family home is offered to the market in excellent decorative order and with the added benefit of no onward chain, making it an ideal purchase for first-time buyers, growing families, or investors alike.

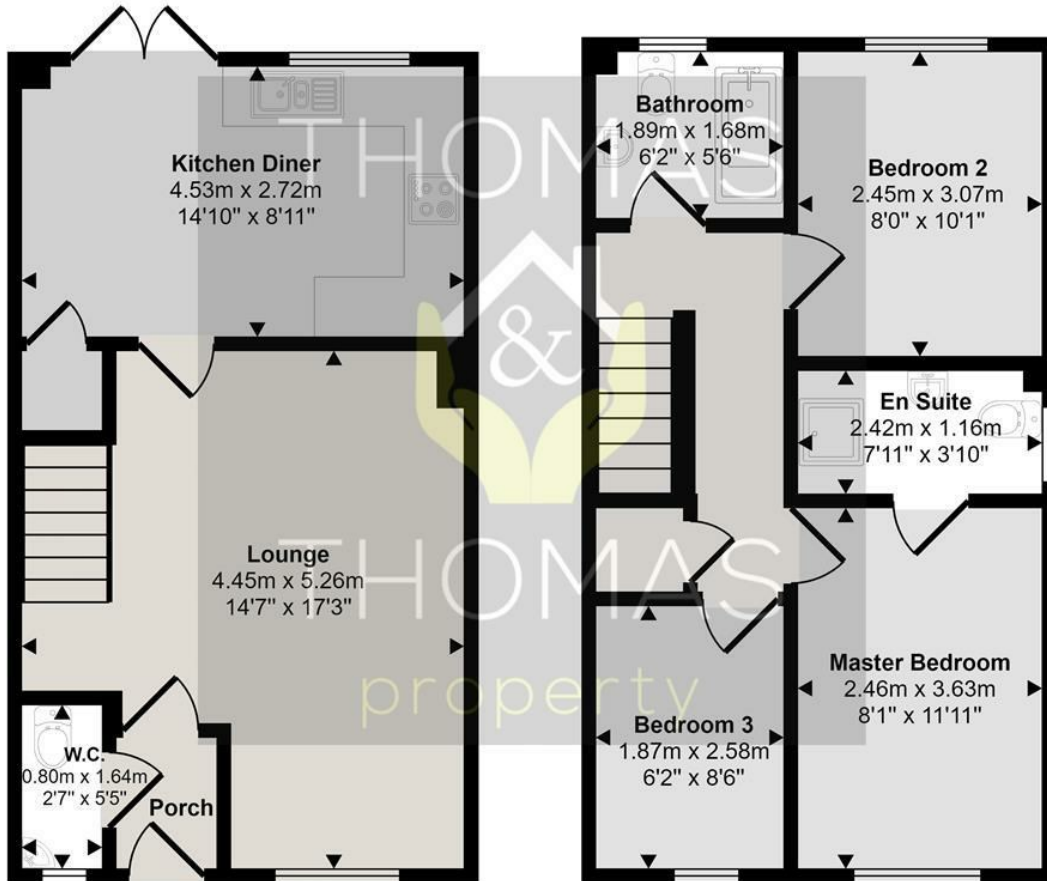
The property offers bright and spacious accommodation throughout, including a welcoming living room, a modern fitted kitchen/dining area, and three well-proportioned bedrooms. The principal bedroom further benefits from its own en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

Externally, the home enjoys the advantages of a private driveway providing off-road parking, side access to the rear garden, and an enclosed rear garden offering an excellent space for outdoor entertaining and family enjoyment.

Conveniently located close to local amenities, well-regarded schools, and excellent transport links, this attractive home is ready to move straight into and presents a fantastic opportunity for a wide range of buyers.

- Three bedrooms
 - End terrace
 - En-suite
 - Side access
- Enclosed garden
- No onward chain

Approx Gross Internal Area
73 sq m / 786 sq ft



Ground Floor

Approx 36 sq m / 392 sq ft

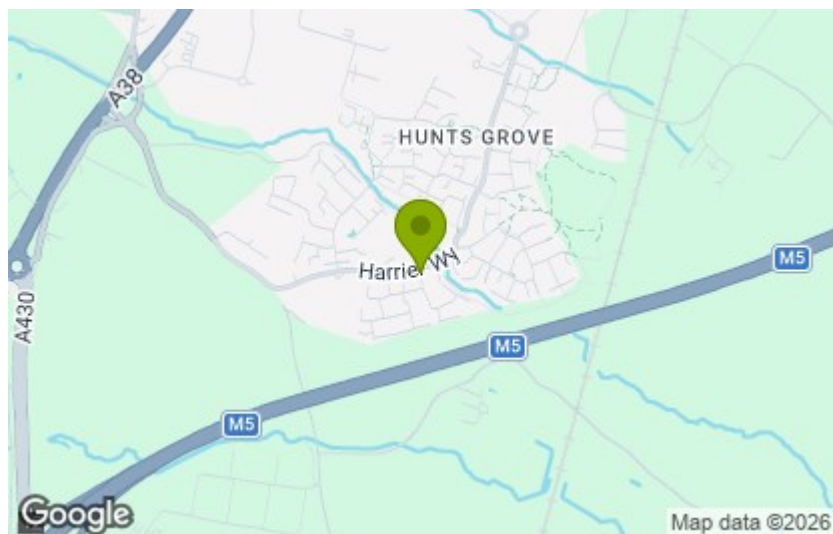
First Floor

Approx 37 sq m / 395 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		96
(81-91) B		83
(69-80) C		
(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	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	EU Directive 2002/91/EC



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