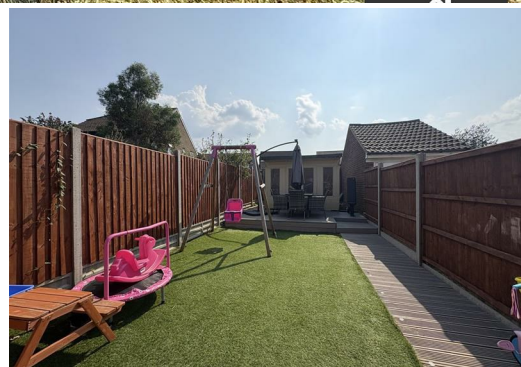




**33 Drayton Way, Gloucester, GL4 4FU**

**Asking Price £260,000**

Situated in a quiet cul-de-sac, this beautifully presented two-bedroom semi-detached home offers modern, stylish living throughout. Finished to a high standard and maintained in excellent decorative order, the property is ideal for first-time buyers, professionals, or those looking to downsize.

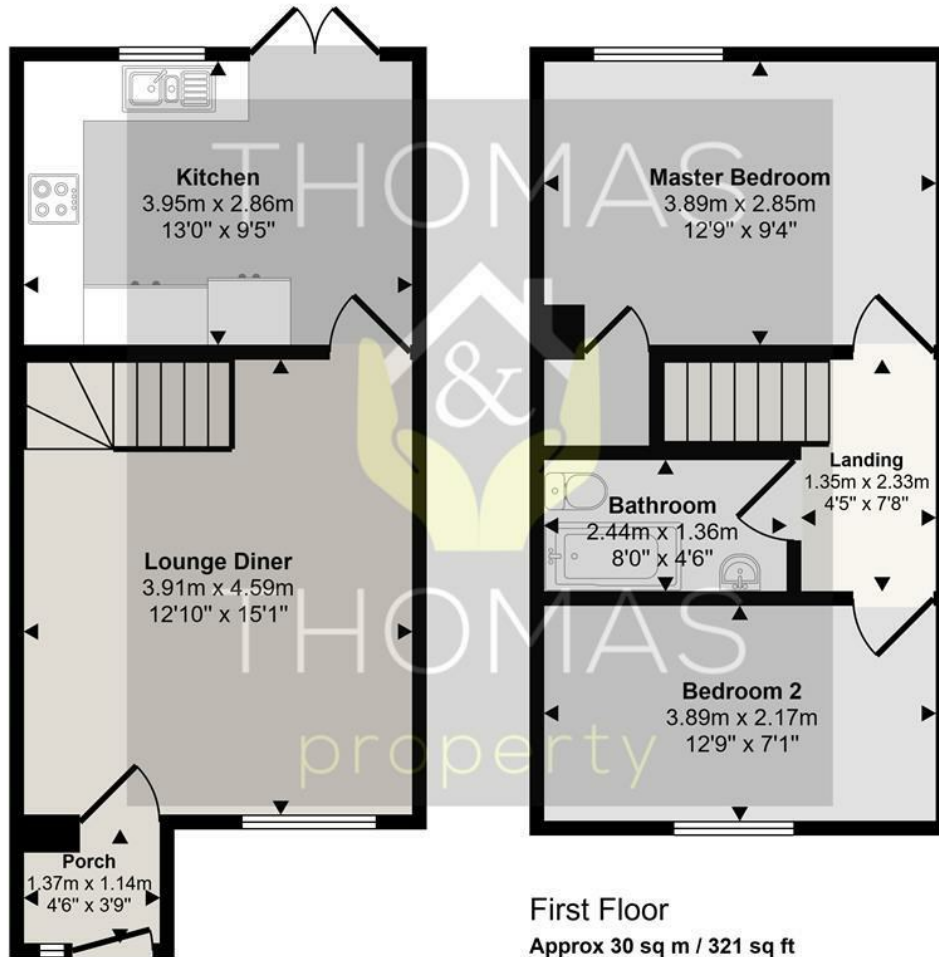
The accommodation features a bright and welcoming living space, a contemporary fitted kitchen with modern units and integrated appliances, and a sleek, modern bathroom finished with quality fixtures and fittings. Upstairs, there are two well-proportioned bedrooms, both presented in excellent condition.

Externally, the property benefits from a private southerly facing rear garden, providing the perfect space for relaxing or entertaining while enjoying plenty of sunshine throughout the day. A garage and driveway provide convenient off-road parking.

Located within a peaceful cul-de-sac, yet within easy reach of local amenities, schools, and transport links, this is a superb opportunity to acquire a move-in-ready home in a sought-after location.

- Two double bedrooms
  - Garage
  - Driveway parking
  - Semi detached
- Modern kitchen & bathroom
  - Cul-de-sac location

Approx Gross Internal Area  
61 sq m / 661 sq ft



**Ground Floor**  
Approx 32 sq m / 340 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>                          |                         | 89        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      |           |
| (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 |                         |           |
| 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) <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 |                         |           |
| 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.

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