



THOMAS



48 Matson Avenue, Gloucester, GL4 6LQ

Asking Price £240,000

Very Well-Presented Three-Bedroom Family Home with Excellent Outdoor Space

A very well-presented three-bedroom family home, offering spacious and versatile accommodation together with a superb range of outdoor features. Beautifully maintained throughout, the property is ready to move into and is offered to the market with no onward chain.

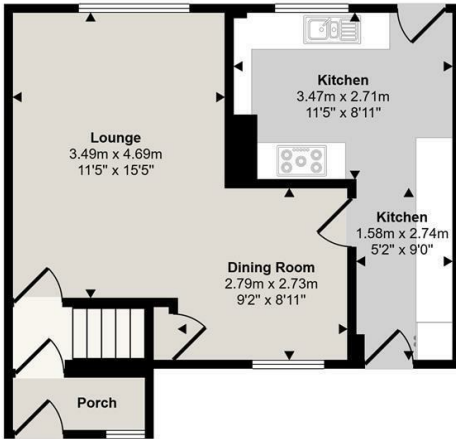
The accommodation includes a modern kitchen and contemporary bathroom, along with a useful utility area providing additional practicality for family living. The property benefits from gas central heating and is complemented by a large driveway providing ample off-road parking.

Outside, the generous rear garden is a particular highlight, offering plenty of space for families, entertaining and relaxing. The garden also features a separate office outbuilding, ideal for those working from home, along with a fantastic barbecue and pergola area, creating an excellent space for outdoor dining and entertaining during the warmer months.

An attractive combination of presentation, space and versatile outdoor living makes this an ideal family home. Early viewing is highly recommended to fully appreciate everything this property has to offer.

- Three bedrooms
- Large garden
- Pagola & barbecue area
- Outbuildign
- Large driveway
- Chain free

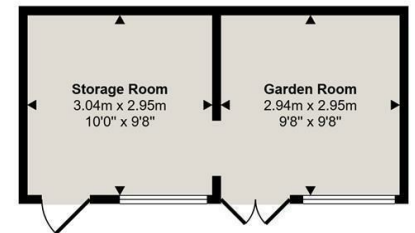
Approx Gross Internal Area
102 sq m / 1094 sq ft



Ground Floor
Approx 43 sq m / 462 sq ft



First Floor
Approx 41 sq m / 437 sq ft

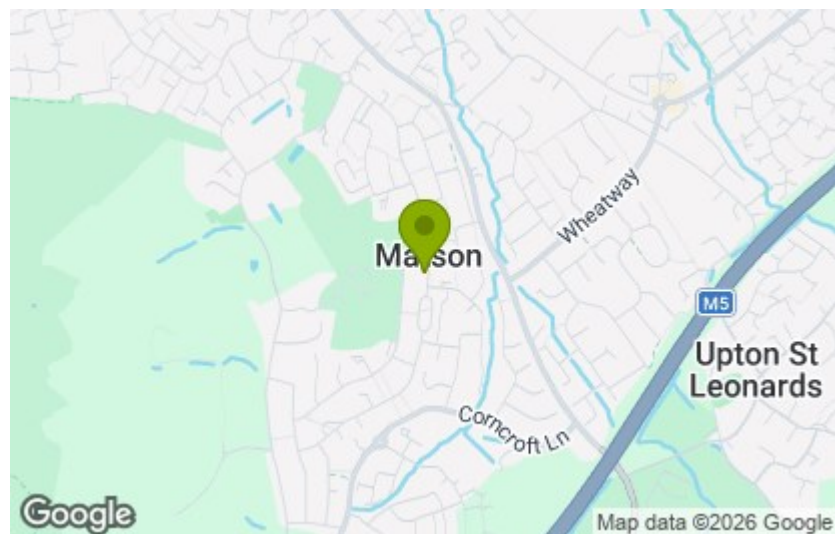


Garden Room
Approx 18 sq m / 195 sq ft

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		
(81-91) B		
(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		

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		



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