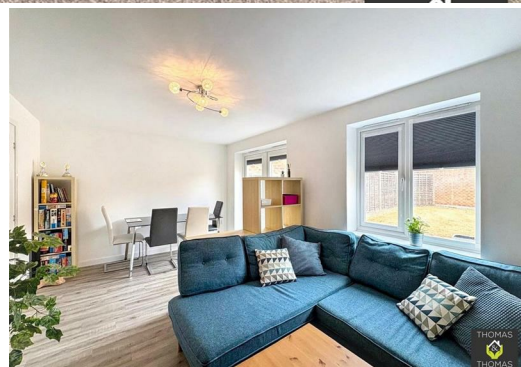




34 Meadow Lane, Gloucester, GL2 9FQ

Offers Over £340,000

A charming semi-detached 4 bed townhouse located in the desirable area of Longford, this home offers easy access to the local shopping parade, ensuring that all your daily needs are within reach

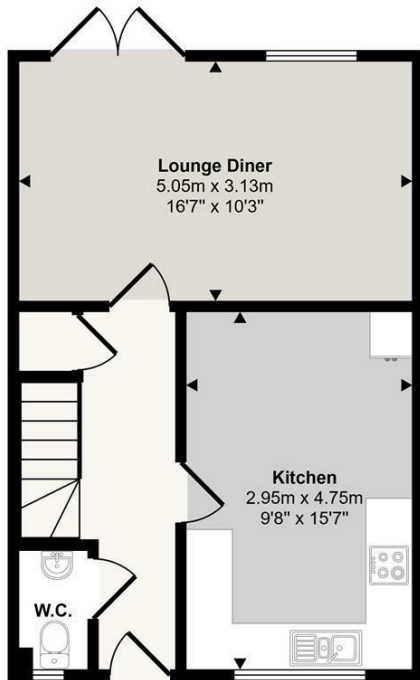
As you enter to your right, you are greeted by a stylish modern fitted kitchen breakfast room that overlooks the front of the house. Spread across the back is a sizable lounge diner that is flooded in natural light & seamlessly connects with the gardens, providing a perfect space for family gatherings and casual dining. The first floor features three generously sized family bedrooms, serviced by a family bathroom & downstairs cloakroom ensuring comfort and convenience for everyone. The master bedroom occupies the entire top floor, offering a private sanctuary complete with its own en-suite, perfect for relaxation and privacy.

The property also benefits from a driveway that accommodates several cars, providing ample parking for residents and guests alike & a detached garage with personnel door, ideal for storing tools or pursuing hobbies. The rear enclosed private gardens is a tranquil retreat for the whole family. This serene space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a peaceful environment.

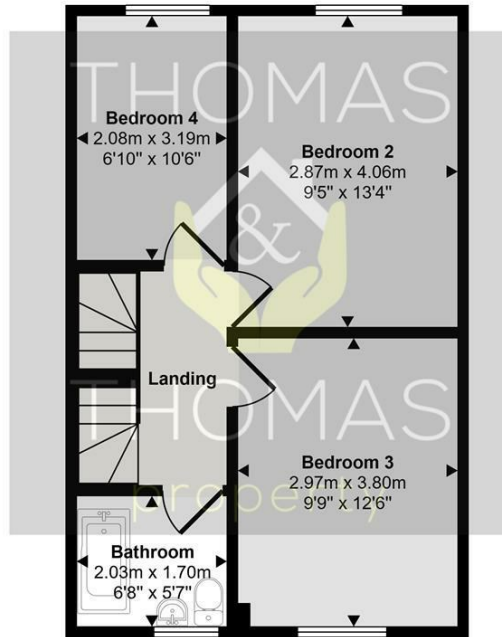
With its blend of modern living and family-friendly features, this semi-detached townhouse is a wonderful opportunity for those seeking a comfortable and stylish home in Gloucester. Don't miss the chance to make this lovely property your own.

- Semi detached town house
- Four bedrooms serviced by Family bathroom, en-suite & cloakroom
- Fitted kitchen breakfast room
- Lounge diner spread across the back overlooking the gardens.
- Ample driveway parking leading to detached garage
- Enclosed garden with patio & lawn

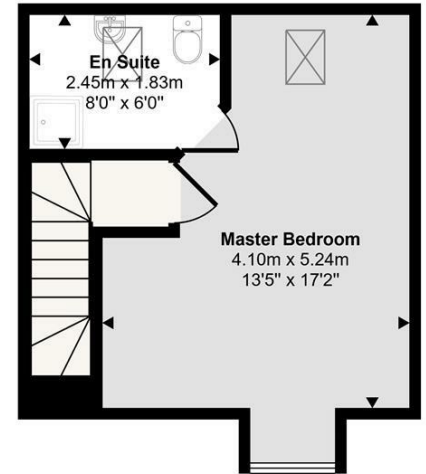
Approx Gross Internal Area
109 sq m / 1170 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft



First Floor
Approx 41 sq m / 441 sq ft

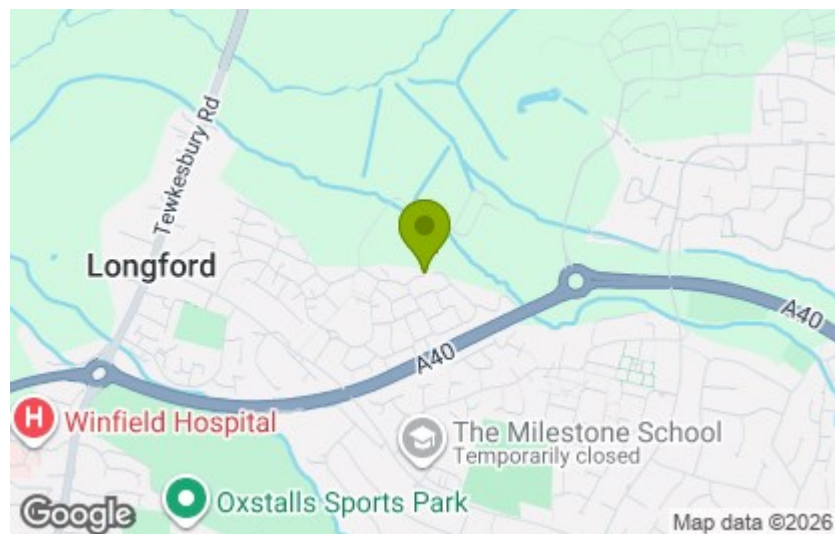


Second Floor
Approx 27 sq m / 288 sq ft

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	85	95
(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	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.