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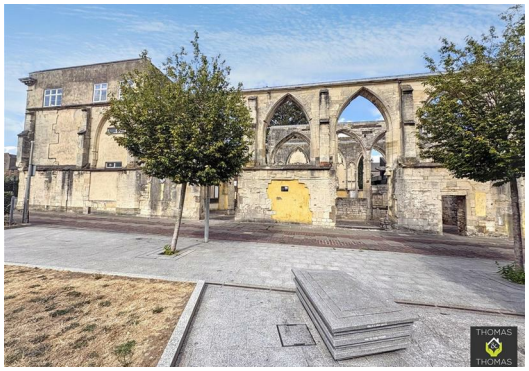
THOMAS & THOMAS property



78 Friars Orchard, Gloucester, GL1 1GF

Offers Over £280,000

A Stunning Four-Storey Modern Townhouse in Gloucester City Centre

Situated in a highly desirable modern development on the former Gloucestershire College (Gloscat) campus, this impressive four-storey townhouse offers spacious, contemporary accommodation in a fantastic city-centre location.

Ideally positioned within easy walking distance of Gloucester city centre and the popular Gloucester Docks, the property combines the convenience of urban living with an attractive outlook over open recreational space, incorporating historic ruins that provide a unique and interesting setting.

Arranged over four floors, the generously proportioned accommodation has been thoughtfully designed to provide excellent flexibility for modern family living. The ground floor features a substantial kitchen/diner, creating an ideal space for entertaining and everyday family life, while the spacious lounge is located on the first floor.

The upper floors provide four generous bedrooms, including an impressive principal bedroom with its own en-suite facilities, together with a well-appointed family bathroom. The layout offers plenty of space and privacy, making the property particularly well suited to families, professional couples or those looking for a substantial city-centre home.

The modern development benefits from a distinctive setting, with the property overlooking open green and recreational areas and historic remains, adding character and visual interest rarely found in such a convenient central location.

- Four bedrooms
- Central location
- Versatile accomodation
- Secure allocated parking
- Large townhouse
- En-suite facilities

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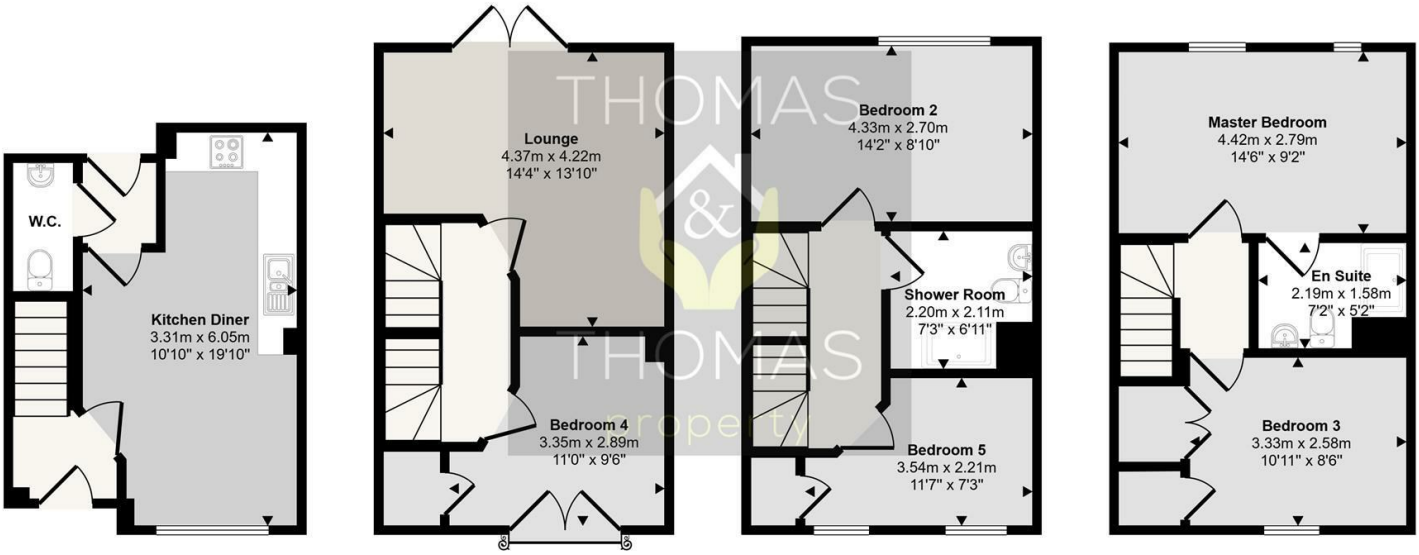
Approx Gross Internal Area
120 sq m / 1295 sq ft



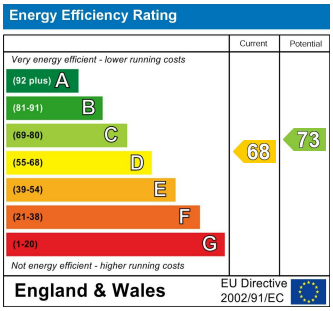
Ground Floor
Approx 24 sq m / 262 sq ft

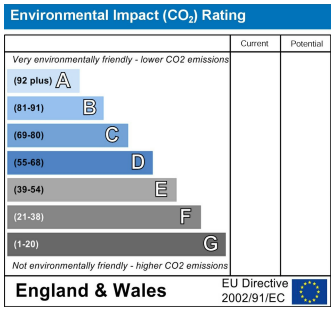
First Floor
Approx 32 sq m / 343 sq ft

Second Floor
Approx 32 sq m / 344 sq ft

Third Floor
Approx 32 sq m / 346 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.





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