



## 31 Green Acre, Gloucester, GL3 4NG

£1,200 Per Month

### Beautifully Refurbished Three-Bedroom Family Home – Available to Let Now

A recently refurbished three-bedroom family home, offering spacious and well-presented accommodation throughout. The property has been thoughtfully updated to provide a fresh, modern and comfortable living environment, making it an ideal home for families.

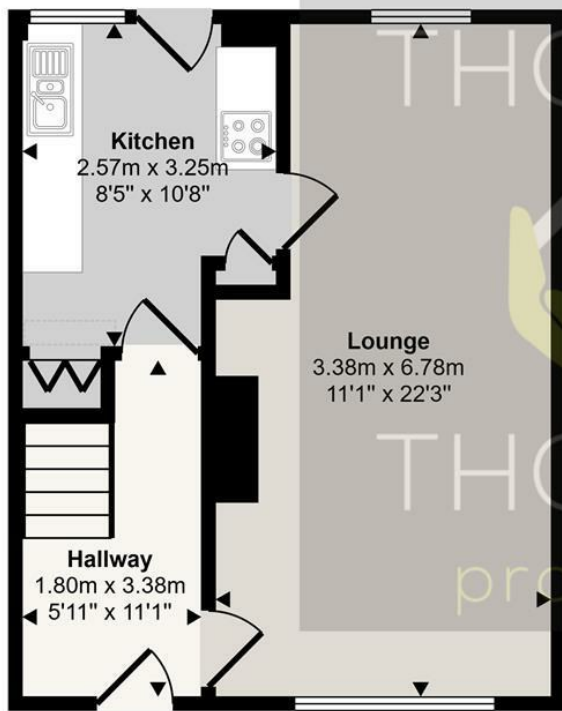
The accommodation comprises a welcoming entrance, a bright and spacious living area, a modern fitted kitchen with ample storage and workspace, three well-proportioned bedrooms and a contemporary family bathroom.

Further benefits include a private garden, excellent natural light and a practical layout designed for modern family living.

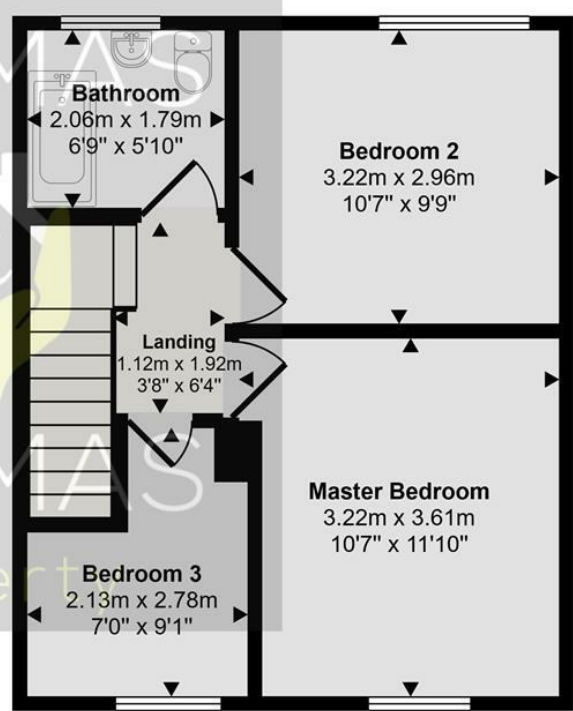
The property is available for immediate occupation and is offered to let in excellent condition. Early viewing is highly recommended to appreciate the quality and space this refurbished family home has to offer.

- Three bedroom
- Recently modernised
- Two large reception rooms
  - New kitchen
- Enclosed rear garden
- Available NOW!

Approx Gross Internal Area  
72 sq m / 778 sq ft



Ground Floor  
Approx 36 sq m / 389 sq ft



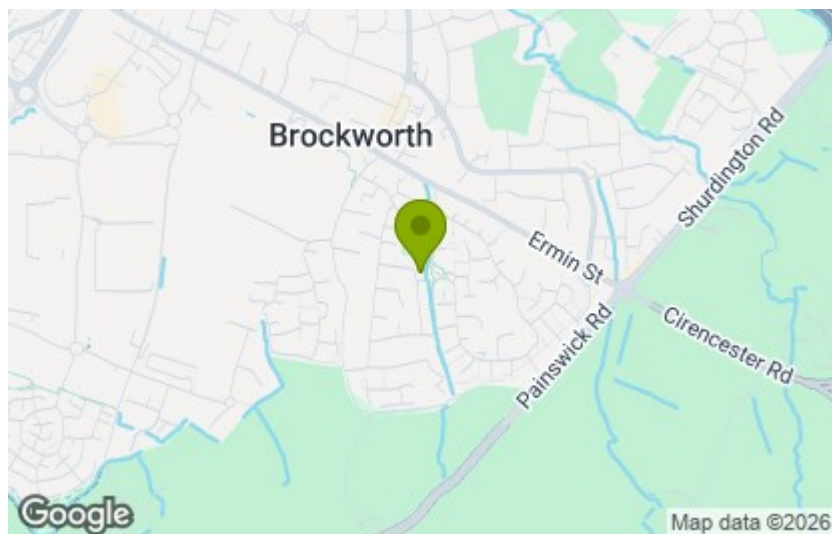
First Floor  
Approx 36 sq m / 389 sq ft

Denotes head height below 1.5m

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>                          |           | <b>87</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>68</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           | <b>68</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) A                                                     |         |                                                                                     |
| (81-91) B                                                       |         |                                                                                     |
| (69-80) C                                                       |         |                                                                                     |
| (55-68) D                                                       |         |                                                                                     |
| (39-54) E                                                       |         |                                                                                     |
| (21-38) F                                                       |         |                                                                                     |
| (1-20) G                                                        |         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                     |
| England & Wales                                                 |         | EU Directive<br>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.