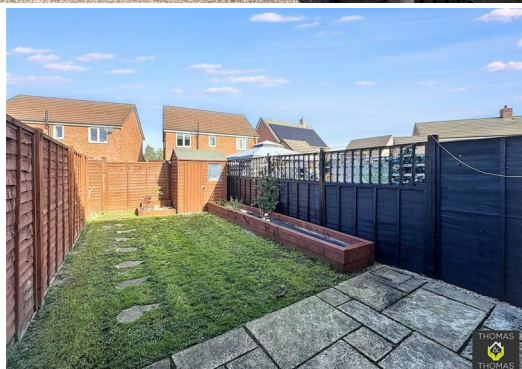




17 Whitefield Crescent, Gloucester, GL2 9FR

Asking Price £250,000

Located within walking distance to local schools, shops and transport links is this ideally situated two bedroom house which would make the ideal first home or investment property.

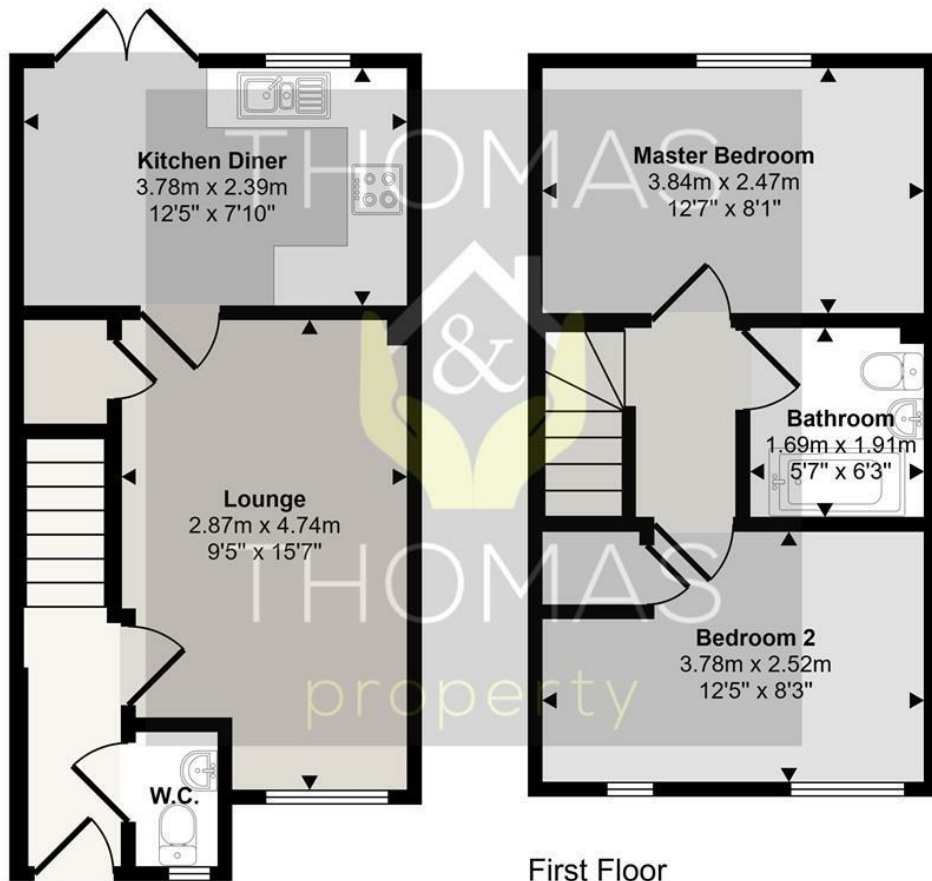
Briefly comprising of entrance hall with WC leading to the good sized lounge with large front window allowing plenty of natural light. The kitchen / diner is located to the back of the house with ample cupboard space. The patio doors lead out to the private enclosed garden with patio space, grassed area and raised flower bed.

Upstairs are two double bedrooms, the second benefitting from built in storage over the stairs. Finally, a modern tiled bathroom with shower over bath.

To the front of the property is allocated driveway parking for two vehicles.

- No onward chain
- Two double bedrooms
- Kitchen / diner
- Very well presented throughout
- Driveway parking for one car
- Private enclosed garden

Approx Gross Internal Area
57 sq m / 613 sq ft



First Floor

Approx 27 sq m / 296 sq ft

Ground Floor

Approx 30 sq m / 318 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		97
(81-91) B	83	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.