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THOMAS & THOMAS property

63 Guan Road, Gloucester, GL3 4RJ

Asking Price £325,000

Delightful mid-terraced townhouse presents an excellent opportunity for families seeking a comfortable and flexible living space. Spanning three stories, the property is ideally situated opposite a local park, providing a perfect backdrop for outdoor activities and door step leisurely strolls up the hill.

Upon entering, you are welcomed by a modern open-plan fitted kitchen that seamlessly integrates with a spacious dining and family area. This inviting space is perfect for entertaining and family gatherings, with direct access to the low-maintenance enclosed garden, ideal for enjoying the outdoors without the hassle of extensive upkeep.

The two upper floors boasts a double-aspect living room that bathes in natural light, creating a serene and relaxing atmosphere. With four family-sized bedrooms, this home caters to the needs of a growing family. The master bedroom benefits from an en-suite shower room, while the remaining bedrooms are serviced by a contemporary family bathroom.

Additionally, the garden features a personnel door leading to a garage and driveway, providing convenient off-street parking and extra storage options. This property combines modern living with practicality, making it a perfect choice for those looking to settle in a vibrant community. With its thoughtful design and prime location, this townhouse is not to be missed.

- Delightful townhouse situated opposite a local park
- Modern open-plan fitted kitchen dining and family area
- Double-aspect living room
- Four bedrooms serviced by En-suit, family bathroom and cloakroom.
- Low-maintenance enclosed garden
- Garage and driveway, providing off-street parking and extra storage options

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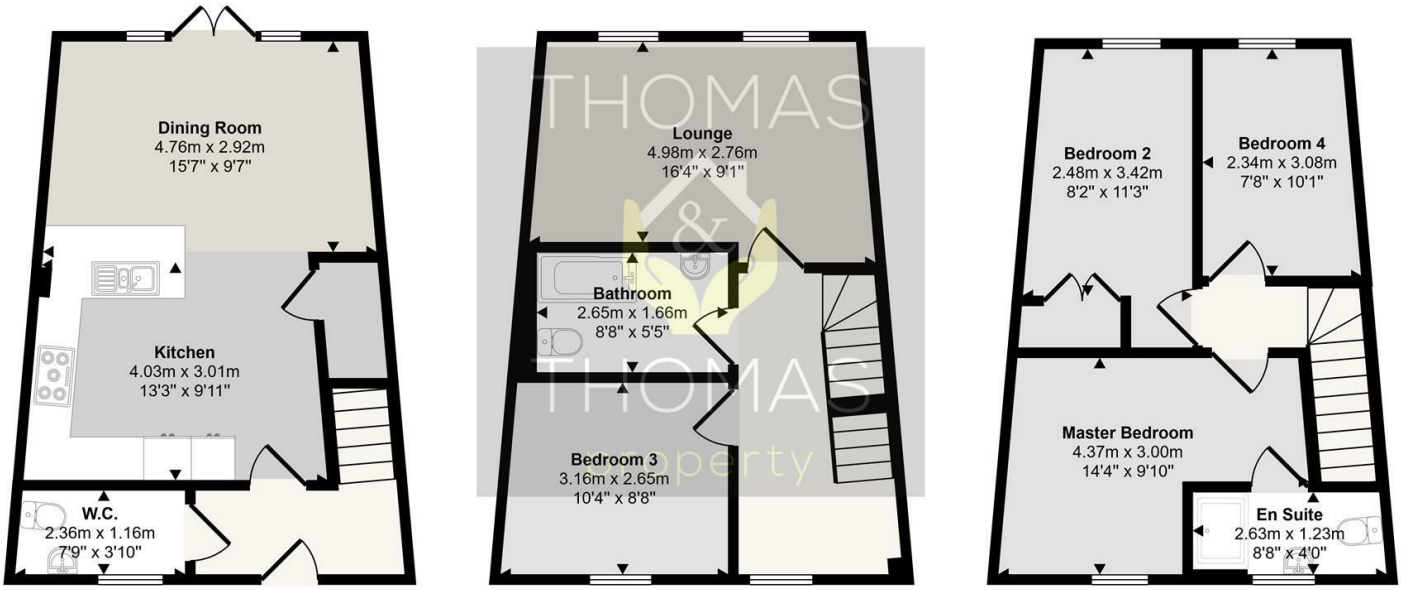
Approx Gross Internal Area
109 sq m / 1169 sq ft

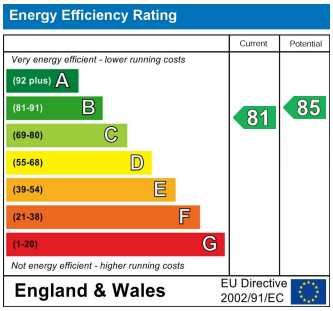


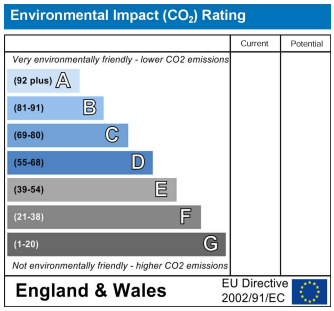
Ground Floor
Approx 36 sq m / 385 sq ft

First Floor
Approx 37 sq m / 400 sq ft

Second Floor
Approx 36 sq m / 384 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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