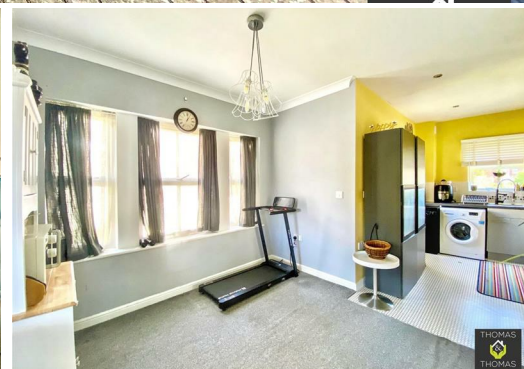
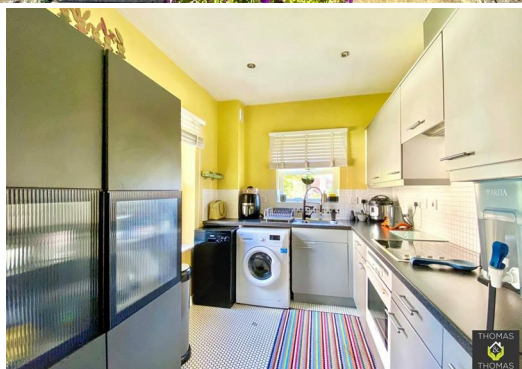




30 The Courtyard London Road, Gloucester, GL1 3PS Asking Price £187,500

Chain-free maisonette presents an excellent opportunity for those seeking a modern and private living space. With its own entrance, this property offers a sense of independence while being conveniently located on the north side of the city, ensuring good commuter links for easy access to surrounding areas.

The interior of the maisonette is designed with an open-plan layout that seamlessly connects the triple aspect lounge to the dining area, creating a bright and inviting atmosphere. The modern fitted kitchen is perfect for those who enjoy cooking and entertaining, making it a delightful space for family gatherings or quiet evenings at home.

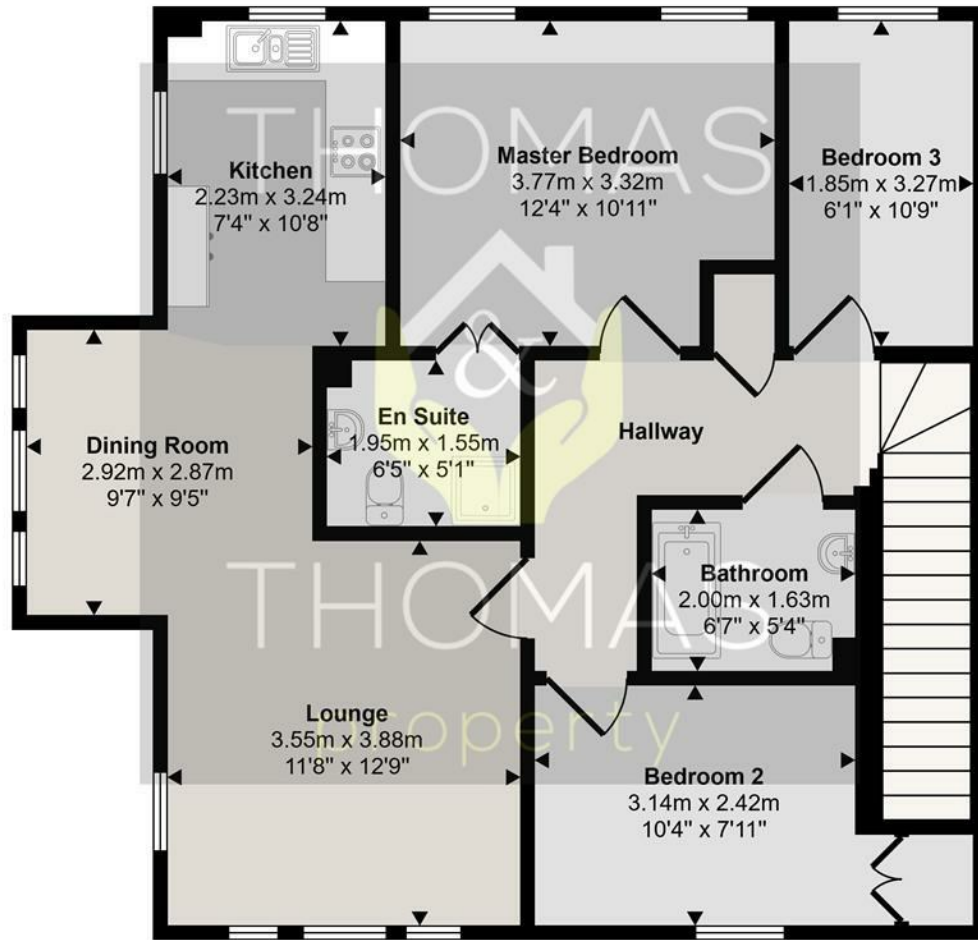
This maisonette features three well-proportioned bedrooms, providing ample space for relaxation and rest. The modern family bathroom & en-suite are stylishly appointed, catering to the needs of everyday living.

Outside, residents will appreciate the convenience of their own designated parking space, making daily life that much easier. Additionally, the well-kept communal garden offers a lovely outdoor space to enjoy throughout the year.

This property is ideal for first-time buyers, young families, or anyone looking to downsize without compromising on comfort and style. With its modern amenities and prime location, this maisonette is a must-see for those looking to make Gloucester their home.

- Chain free
- Maisonette with its own entrance
 - Three bedrooms
 - Two reception rooms
- Family bathroom & En-suite
 - Parking

Approx Gross Internal Area
78 sq m / 835 sq ft



First Floor

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		
(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	74	80
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		



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