



2 Winter Gate Road, Gloucester, GL2 9FB

Asking Price £360,000

A beautifully presented three-bedroom semi-detached home, built in 2017 and situated in the popular area of Longford. Offering approximately 869 sq ft of accommodation, the property provides modern living space across two floors, together with a private rear garden, garage and parking for two vehicles.

The ground floor features a welcoming entrance hall, a spacious lounge, and a separate dining room with access to the rear garden. The modern kitchen is fitted with a range of units and integrated appliances, making it a practical and well-equipped space for everyday living. A convenient downstairs WC completes the ground floor.

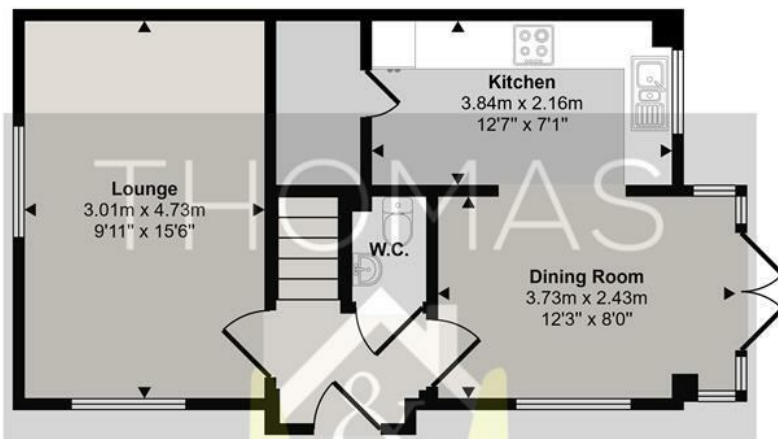
Upstairs, there are three bedrooms, including a generous master bedroom. Fitted wardrobes will remain in both the master bedroom and bedroom two, providing useful built-in storage. Bedroom three is an ideal single bedroom, nursery or home office. The first floor also benefits from a family bathroom and an en-suite to the master bedroom.

Outside, the rear garden provides a good combination of paved seating areas and lawn, creating a versatile space for relaxing and entertaining. The garden also benefits from a greenhouse, while the property further offers a garage and parking for two cars.

The property is conveniently positioned in Longford, offering easy access to a range of local amenities, shops and services, as well as nearby schools. Its location also provides good access to the motorway network, making it well suited to commuters, with Cheltenham readily accessible.

- Three Bedrooms
- Very Well Presented
 - Garage
- Parking For Two Cars
- Well Maintained Garden
 - Kitchen/Diner

Approx Gross Internal Area
81 sq m / 869 sq ft



Ground Floor
Approx 41 sq m / 440 sq ft



First Floor
Approx 40 sq m / 428 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			
(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		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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