



89 Columbia Close, Gloucester, GL1 3DQ

Offers Over £150,000

Ground floor 2 bed flat located just outside the vibrant city of Gloucester. This modernised apartment is chain free, making it an ideal choice for those looking to move in without delay.

As you enter, you are greeted by a spacious entrance hall, complete with a full cloak cupboard, providing ample storage space. The open plan living room is a standout feature, generously filled with natural light, creating a warm and inviting atmosphere. The newly fitted kitchen boasts an abundance of cupboards, ensuring that you have plenty of room for all your culinary needs.

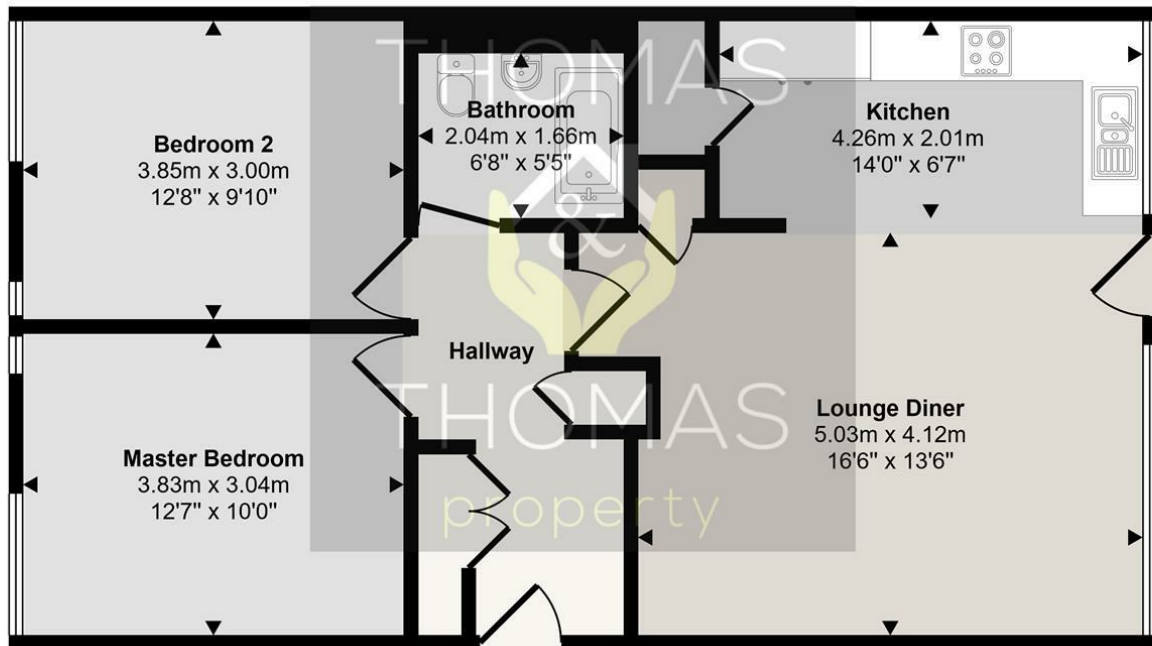
This flat offers two large double bedrooms, both designed to maximise light and space, making them perfect for relaxation or study. These bedrooms are serviced by a contemporary bath room, which adds to the modern feel of the property.

Completing this opportunity the apartment comes complete with a private low maintenance enclosed garden to enjoy all year round.

Situated just a stone's throw from Gloucester's thriving social scene, this apartment offers the perfect blend of comfort and convenience. Whether you are a first-time buyer, a young professional, or looking to downsize, this property presents an excellent opportunity to enjoy modern living in a desirable location. Don't miss your chance to make this charming flat your new home.

- Chain free
- Ground floor location
- Modern open plan fitted kitchen
- Two double bedrooms
- Open plan large living room
- Private garden

Approx Gross Internal Area
70 sq m / 756 sq ft



Floorplan

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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