



2 The Larches, Gloucester, GL4 5WR

Offers Over £350,000

Located in The Larches, Abbeymead, we are pleased to present for sale this well presented four bedroom detached family home. Situated in the heart of Abbeymead the property is conveniently located offering a range of shops, schools, parks and local amenities, as well as convenient access to both the M5 at Brockworth and Gloucester City Centre.

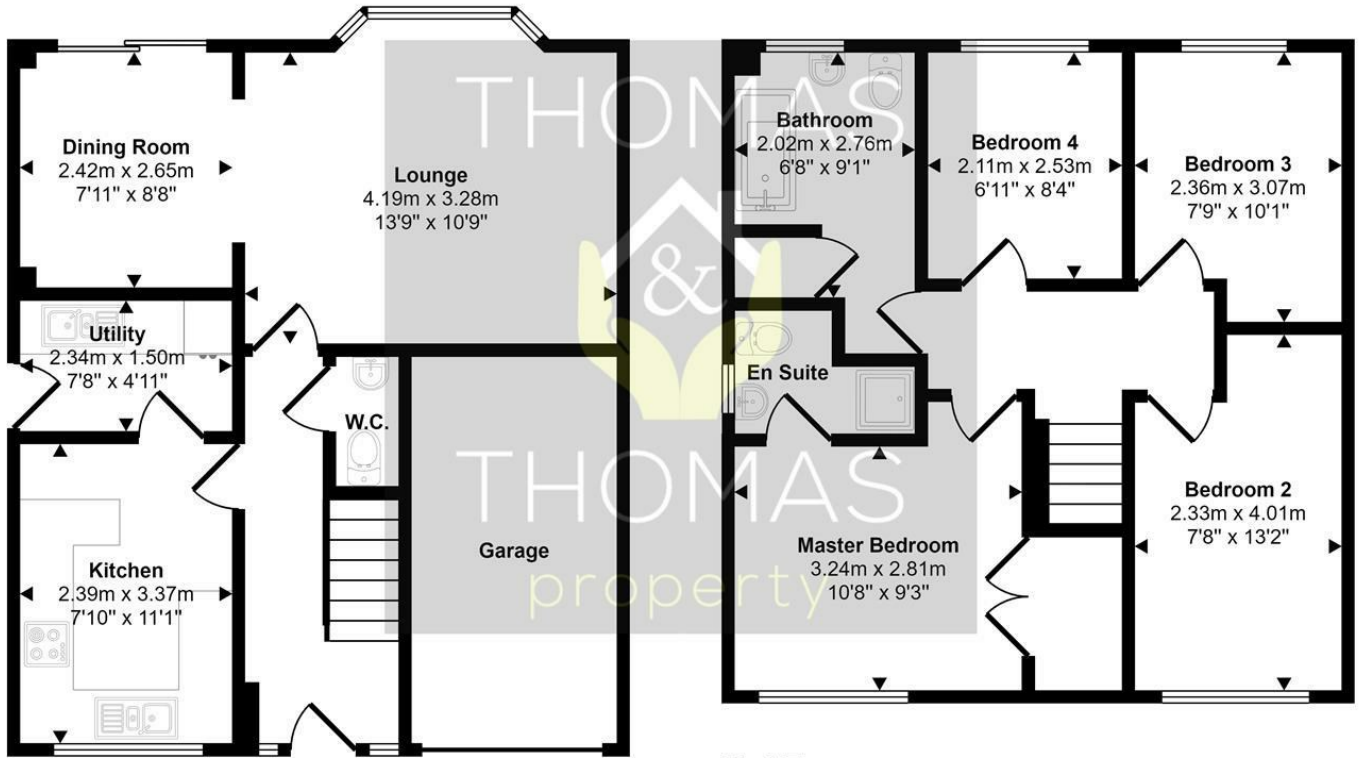
The accommodation briefly comprises, an entrance hall, kitchen with a separate utility room, wc and a lounge/dining room spanning the full width of the property which opens into its southerly facing rear garden. Upstairs you will find four bedrooms, a family bathroom and en-suite facilities to the master.

Externally you will find an enclosed and private rear garden. This being mostly laid to lawn with a garden patio and gated side access which leads around the front garden area and driveway parking for two vehicles.

A full virtual tour can be found online so please take a walk around and call us today to book your viewing.

- Four Bedrooms
- En-Suite To Master
- South Facing Garden
- Driveway Parking
- Well Presented
- Separate Utility Room

Approx Gross Internal Area
103 sq m / 1108 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
	92
69	

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 CO₂ emissions

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

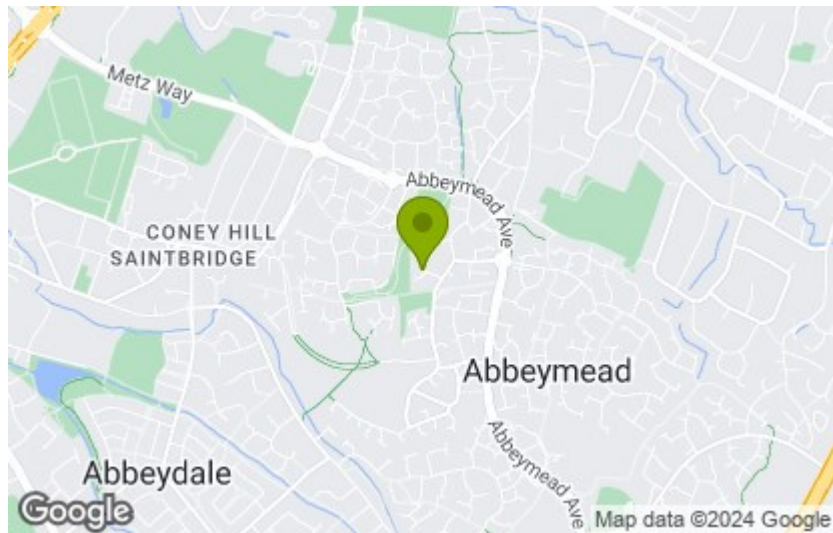
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Not environmentally friendly - higher CO₂ emissions

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