



105 Finlay Road, Gloucester, GL4 6TW

Offers Over £280,000

Conveniently located to its local Primary School as well as St Peters High School & many local amenities, this superb property makes your ideal family home offering three bedrooms and spacious accommodation throughout.

The property has been extended to rear aspect now offering a much larger kitchen and benefiting a sperate utility room with two further separate receptions and a WC completing the ground floor accommodation. Upstairs you will find three bedrooms and a modern family bathroom.

Externally the property benefits from driveway parking for up to three vehicles along with gated side access which leads around to the side and rear aspect. The rear garden itself is mostly laid to lawn and offers room for a large garden shed and patio area.

A full virtual tour can be found online where you can walk around this property and then call us on 01452 348208 to book your viewing.

- Three Spacious Bedrooms
- Extended Accomodation
  - Driveway Parking
  - Well Presented
- Enclosed & Private Garden
  - Gas Central Heating

Approx Gross Internal Area  
96 sq m / 1030 sq ft



Ground Floor  
Approx 58 sq m / 623 sq ft

First Floor  
Approx 38 sq m / 407 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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



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