



## 30 Longstone Avenue, Gloucester, GL2 9FS Offers Over £260,000

 3  1  1  B

Thomas and Thomas are pleased to present this family home on the popular Longford estate, located within walking distance to local schools, shops and bus routes.

Briefly comprising of: Entrance hall leading in to the large living room, a W/C and storage cupboard and finally open plan kitchen / diner with double doors opening on to the private enclosed garden. Upstairs there are two double bedrooms, a single bedroom and family bathroom with shower over bath.

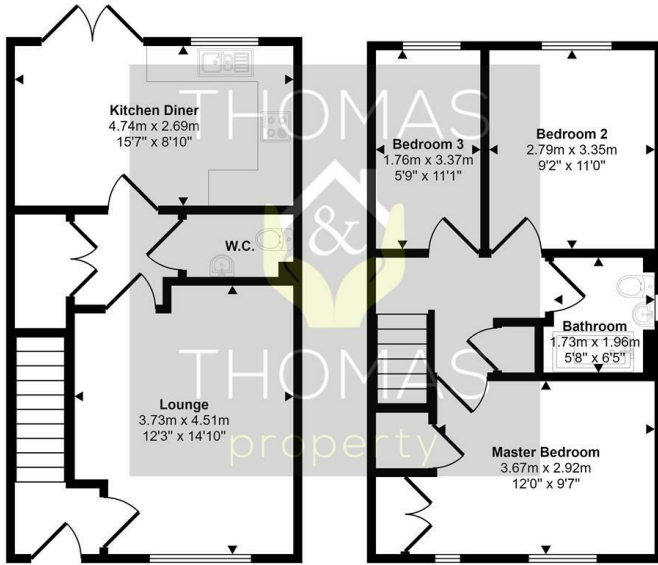
To the front of the house there are two off road parking spaces. This would make the ideal first home or investment property with an estimated rental val of £1250pcm. Call us today to book your viewing.

- Three Bedrooms
- End Terrace
- Off Road Parking for Two Cars
- Enclosed Garden
- Kitchen / Diner
- Close to Local Amenities

### Viewing

Please contact our Thomas & Thomas property Ltd Office on 01452 348208 if you wish to arrange a viewing appointment for this property or require further information.

Approx Gross Internal Area  
80 sq m / 866 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			95
(92 plus) A		82	
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) 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			
(38-54) 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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