



**1 Alders Green, Gloucester, GL2 9HJ**

**Asking Price £365,000**

Thomas and Thomas are pleased to present this beautiful four bedroom detached home located in Longlevens.

- Detached
- Four Bedrooms
- Chain Free
- Refurbished Throughout
- Off Road Parking & Garage
- Utility Room & WC

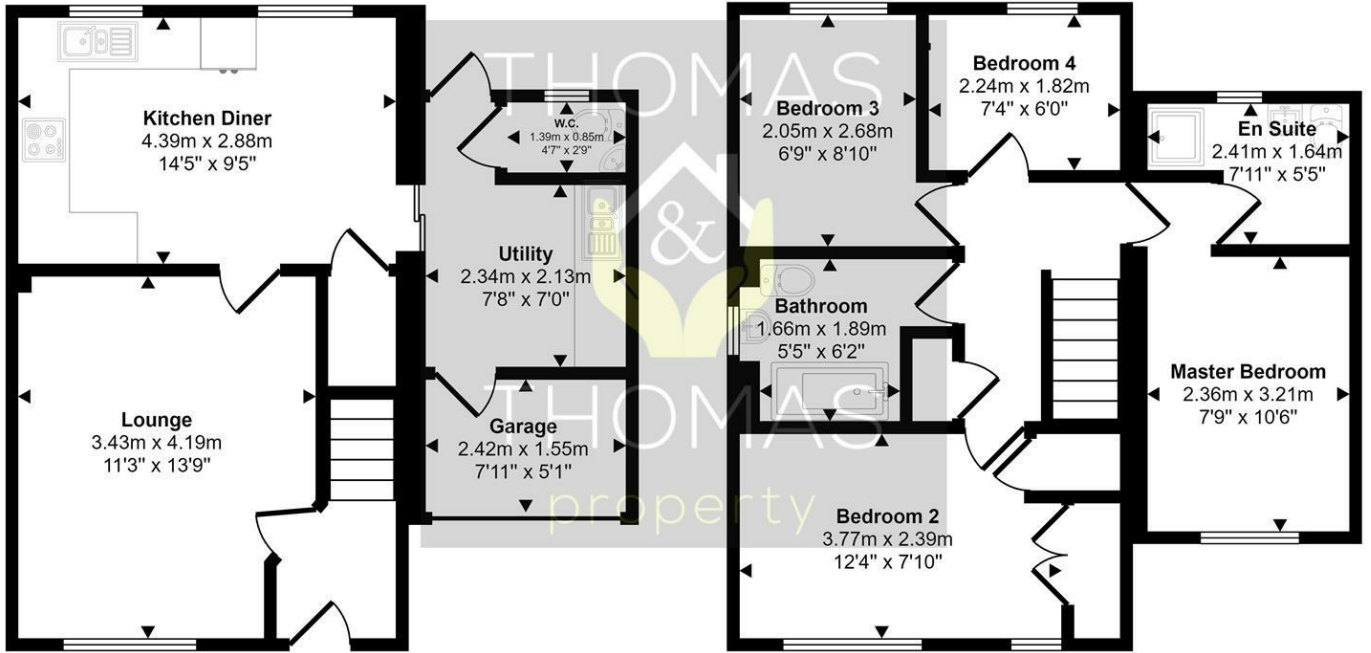
The property has been updated throughout by the current owners where it has been finished to an exceptionally high standard, including converting half of the garage to create a handy utility area with WC.

Downstairs comprises of: Entrance hall, good sized lounge, a modern kitchen / diner with new kitchen including integrated appliances.

Upstairs there are four bedrooms, three of which are doubles, a family bathroom and En suite shower room to the master.

Outside there is a private enclosed garden, garage and off road parking for two cars. This would make the ideal family home, located close to local schools, shops and amenities. Call today to book your viewing.

Approx Gross Internal Area  
91 sq m / 984 sq ft



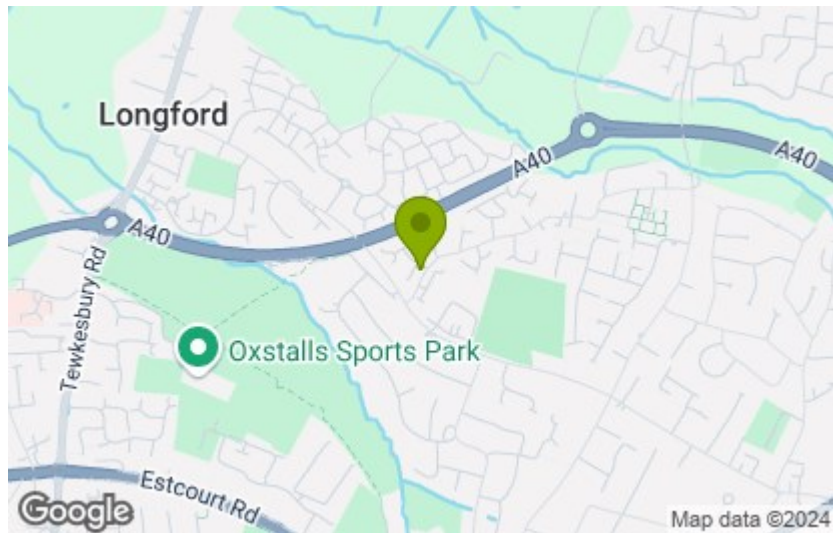
Ground Floor  
Approx 45 sq m / 489 sq ft

First Floor  
Approx 46 sq m / 495 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) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>72</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.