



2 Colethrop Way, Gloucester, GL2 4AZ

Asking Price £400,000

A very versatile family home located within the Hunts Grove Development of Hardwicke, is this superb detached property offering very generous and versatile living accommodation over three floors.

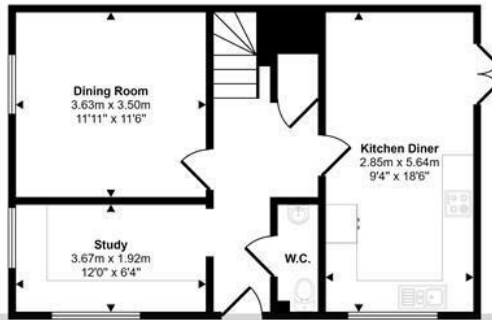
To the ground floor the accommodation briefly comprises, an entrance hall, study, kitchen/dining room, WC and a further reception room. To the first floor you will find the master suite, both with en-suite facilities and a dressing /wardrobe area and the lounge. The second floor houses three further bedrooms and the family bathroom.

Externally the garden is adjacent to the property where it offers a very low maintenance space with half laid to artificial grass and the other a patio area. Gated side access then takes you to the driveway and garage.

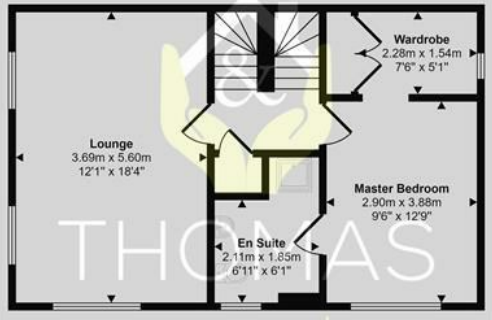
The property must be viewed to appreciate all the space on offer. A full virtual tour can be found online where you are free to walk around.

- Substantial Family Home
 - Detached
 - Three Storey
- Three Reception Rooms
- Garage With Driveway
 - En-Suite

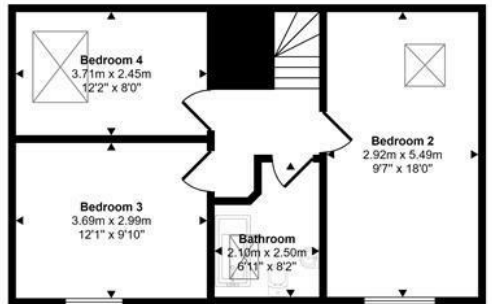
Approx Gross Internal Area
150 sq m / 1609 sq ft



Ground Floor
Approx 50 sq m / 536 sq ft



First Floor
Approx 50 sq m / 536 sq ft

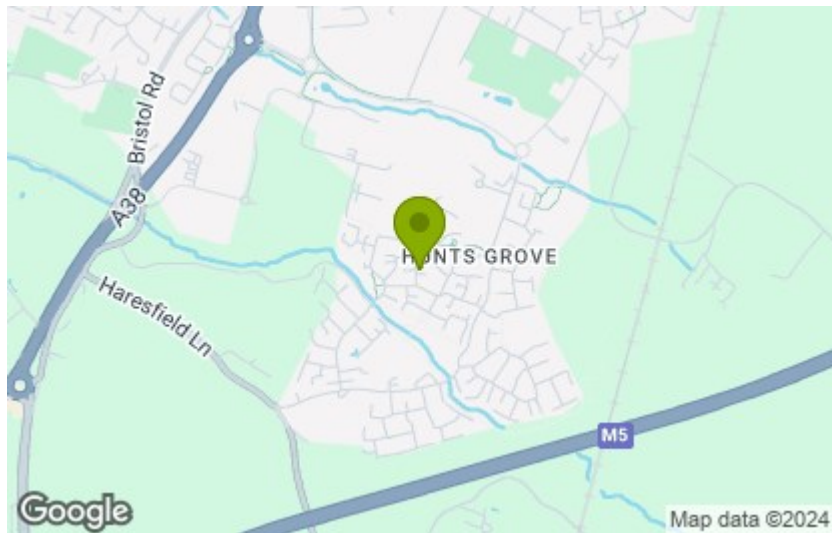


Second Floor
Approx 50 sq m / 536 sq ft

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		85	85
(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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