



47 Wharfdale Way, Gloucester, GL2 4JE

Offers Over £240,000

A beautifully presented two bedroom semi detached property located within the sought after development of "Dales Wharf"

The property is offered for sale in excellent decorative order and comprises, an entrance hall, lounge, kitchen, two spacious bedrooms and family bathroom. Benefiting from a generous plot, this property offers a larger than average garden for a two bedroom property with integral rear access directly into its garage.

To the front aspect is driveway parking for one vehicle. A full virtual tour can be found online.

- Two Bedrooms
- Semi Detached
- Dales Wharf Development
 - Driveway Parking
 - Garage
- Very Well Presented

Approx Gross Internal Area
72 sq m / 770 sq ft

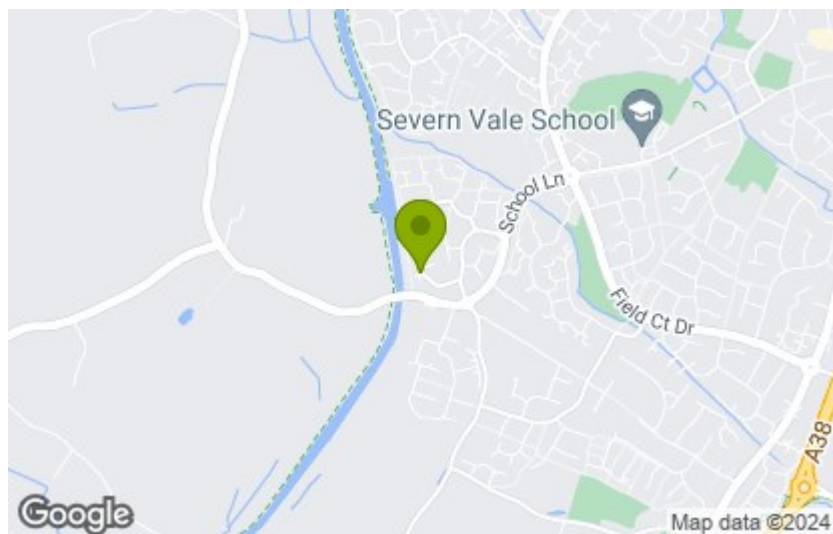


Ground Floor
Approx 30 sq m / 322 sq ft

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
	87
69	
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	



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