



18 Elderwood Way, Gloucester, GL4 0RA

Asking Price £200,000

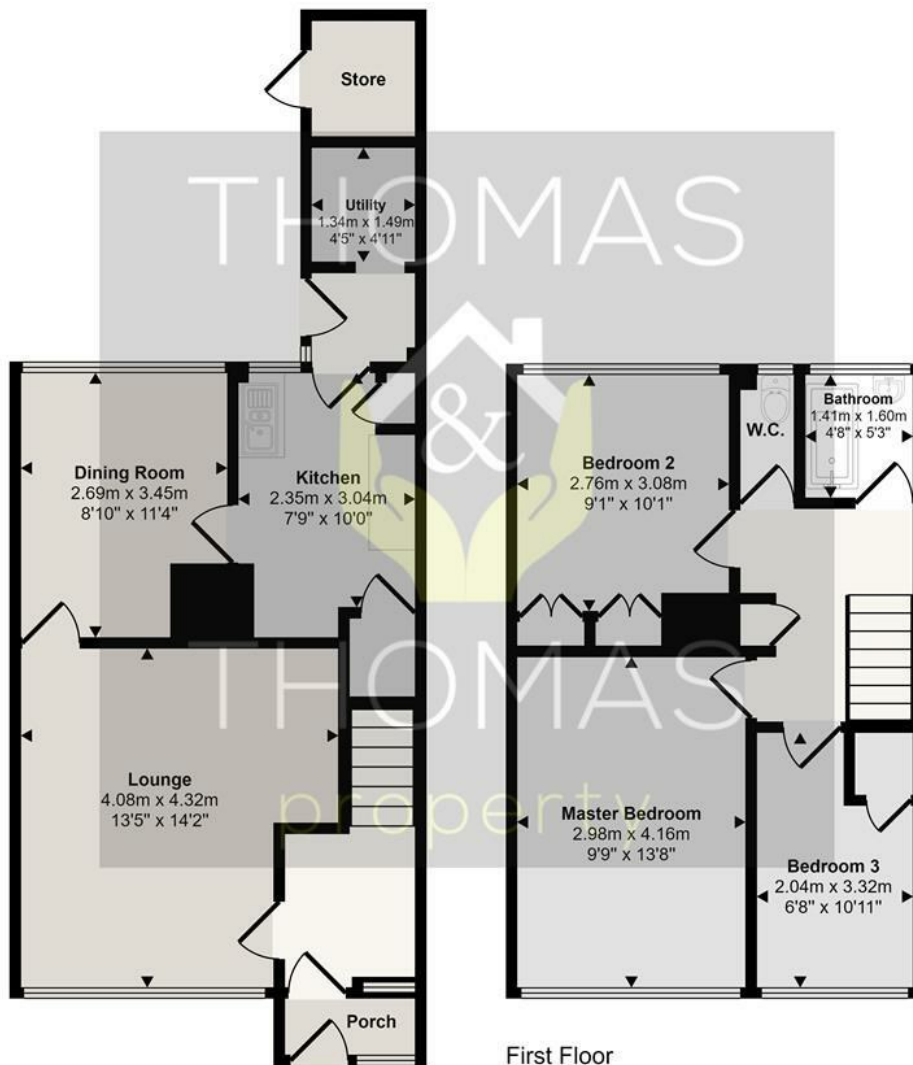
Thomas and Thomas are pleased to present this three bedroom house located in the popular Tuffley area. In need of complete modernisation, it would make the ideal family home. CHAIN FREE.

Comprising of: Porch and inner hallway, leading through to the good size lounge area and separate dining room. The kitchen lead through to a converted utility room. Upstairs there are two double bedrooms, a single bedroom and bathroom with separate WC.

Outside is a private enclosed garden with patio and grass area as well as outside store. The property also has a garage.

- Three Bedroom
- Semi Detached
- Chain Free
- In Need of Modernisation
 - Garage
 - Enclosed Garden

Approx Gross Internal Area
89 sq m / 955 sq ft



Ground Floor
Approx 47 sq m / 510 sq ft

First Floor
Approx 41 sq m / 445 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 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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