



68 Winter Gate Road, Gloucester, GL2 9FB

Asking Price £280,000

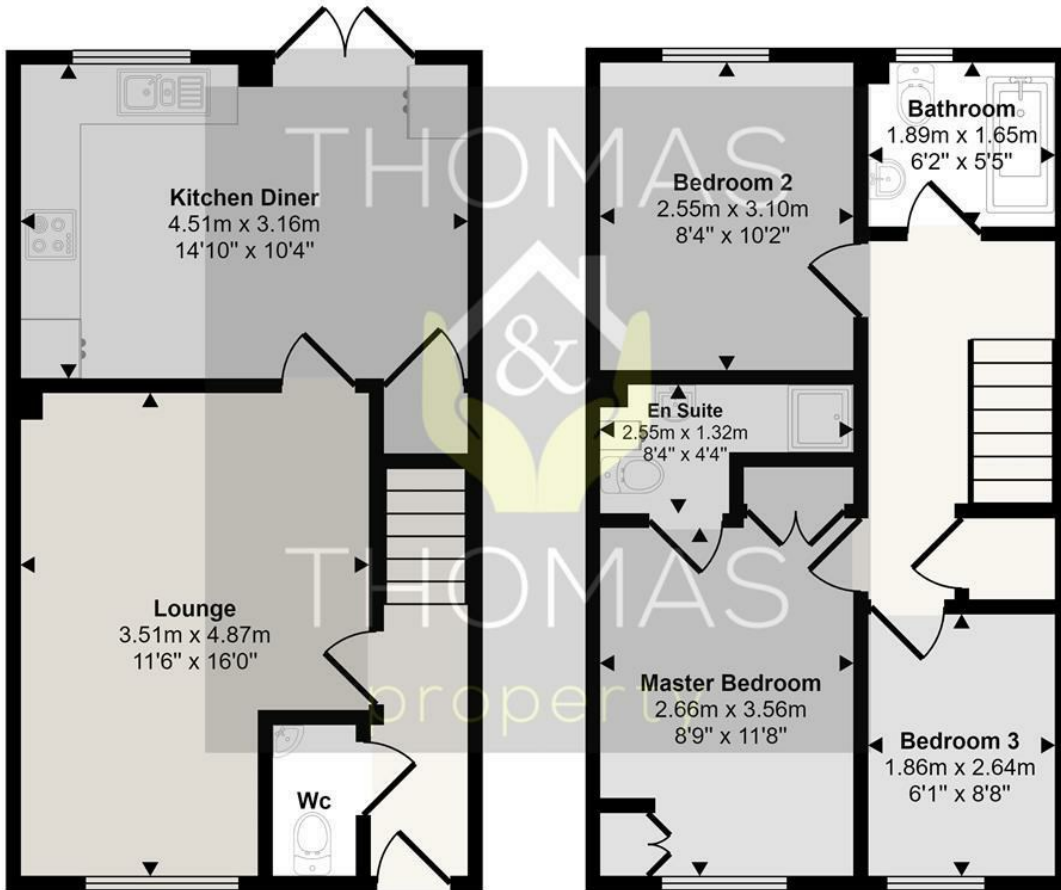
Thomas and Thomas and pleased to present this immaculate three bedroom, semi detached home located on the popular Longford estate located close to local shops, schools and amenities.

Comprising of: entrance hall with downstairs WC, spacious lounge with large window. Spanning the rear of the property is the modern kitchen / diner with space for appliances and French doors over looking the private enclosed garden.

Upstairs the main bedroom with en suite shower room. two further bedrooms and a family bathroom with shower over bath. The property further benefits from off road parking and a garage.

- Three Bedrooms
- South Facing Rear Garden
- Garage & Off Road Parking
- En Suite & Family Bathroom
 - Modern Throughout
 - Kitchen / Diner

Approx Gross Internal Area
75 sq m / 807 sq ft



Ground Floor
Approx 37 sq m / 400 sq ft

First Floor
Approx 38 sq m / 406 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	96
(81-91) B	83
(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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