



47 Brionne Way, Gloucester, GL2 0TW

Asking Price £260,000

Thomas and Thomas are pleased to present this extended family home located in Longlevens, close to good local schools, bus links and local amenities.

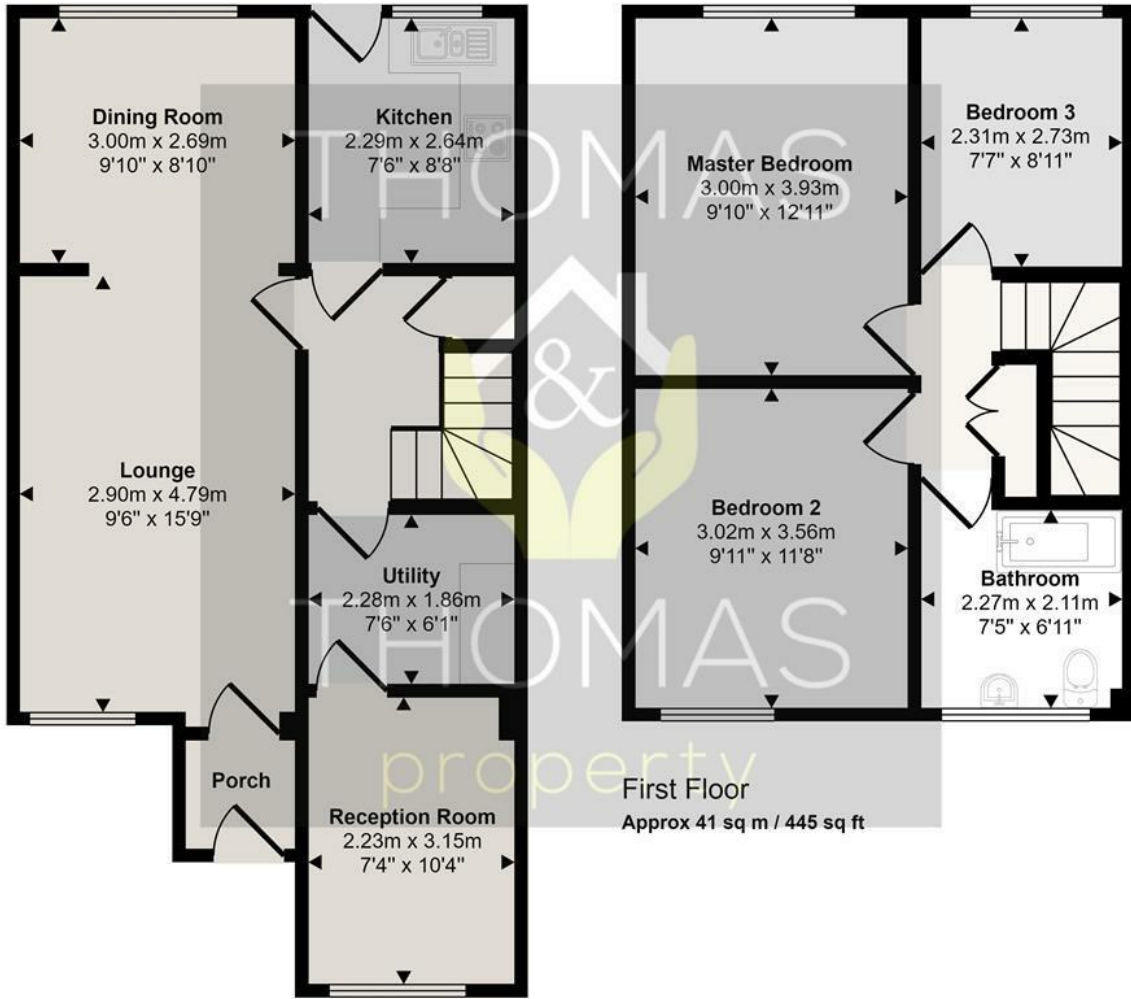
- Three Bedrooms
 - Extended
 - Family Home
- Off Road Parking for Two
- Two Reception Rooms
- Longlevens Location

Comprising of: Porch leading into the good sized lounge and dining room, kitchen with back door leading out to the private enclosed garden. The current owners have converted the garage to create an additional reception room and utility space.

Upstairs there are two double bedrooms, a single bedroom and family bathroom with shower over a large corner bath.

To the front of the property is off road parking for two cars. This would make the ideal family home, please call us today to arrange your viewing.

Approx Gross Internal Area
91 sq m / 984 sq ft



Ground Floor

Approx 50 sq m / 539 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
	86
69	

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

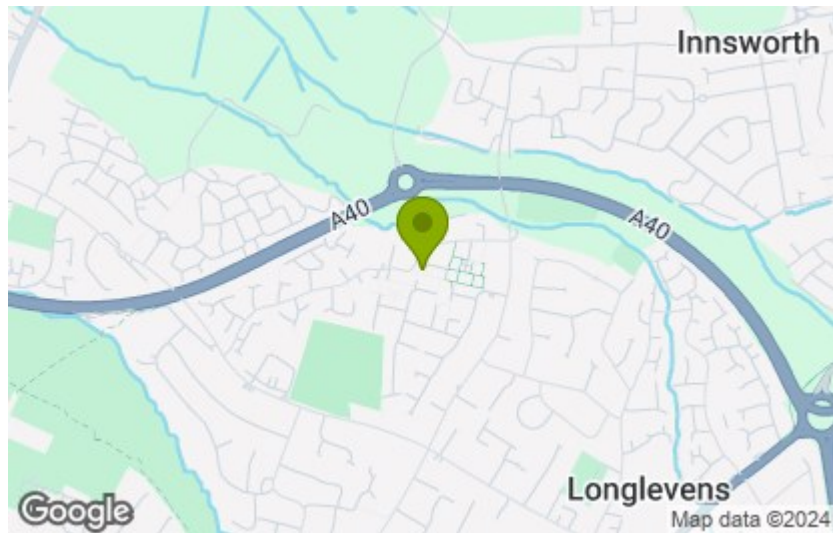
Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

(92 plus) **A**
(81-91) **B**
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