



**37 Springfield, Gloucester, GL2 4PX**

**Asking Price £280,000**

Thomas and Thomas are pleased to present this extended four bedroom home located at the end of a quiet cul de sac in Hardwicke, offered to the market chain free.

Briefly comprising of: Entrance hall leading to the kitchen and utility room with side access. The good sized lounge has a feature fire and patio doors leading to the garden. The previous owners have extended the property to create a fourth bedroom and bathroom.

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

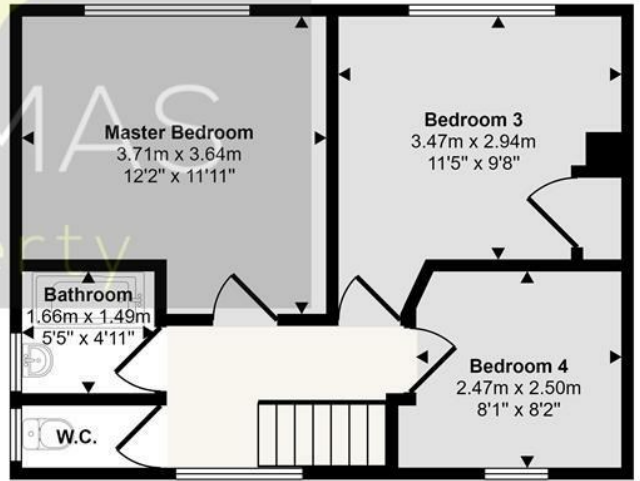
Outside is the impressive garden, with shed space. To the front of the property is a large driveway which would easily park three cars. Please take a walk round our virtual tour and call today to book your viewing.

- Four Bedrooms
  - Extended
  - Chain Free
  - Large Garden
  - Off Road Parking
- Quiet Cul De Sac Location

Approx Gross Internal Area  
101 sq m / 1088 sq ft



Ground Floor  
Approx 60 sq m / 641 sq ft

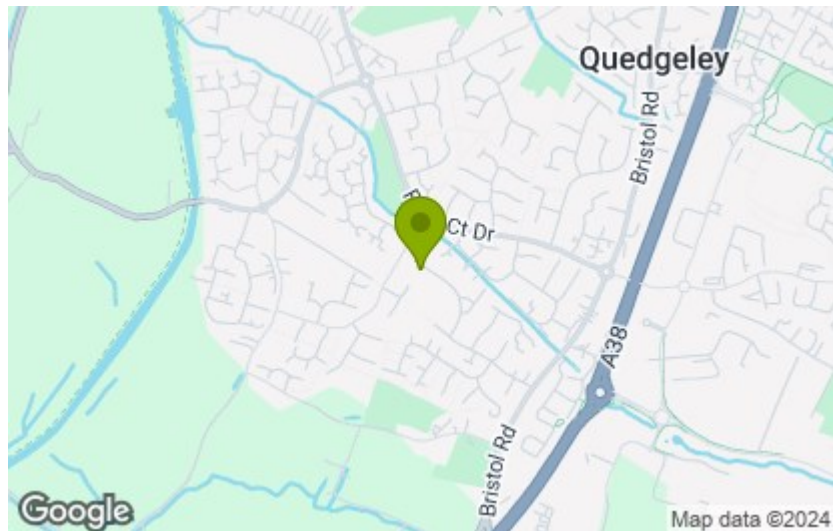


First Floor  
Approx 42 sq m / 447 sq ft

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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



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