



**20 Amber Close, Gloucester, GL4 0RL**

**Offers Over £225,000**

Welcome to this charming property located in Amber Close, Tuffley, Gloucester. This delightful end terrace house boasts a warm and welcoming atmosphere that is sure to make you feel right at home.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family and friends. The property features three generously sized bedrooms, offering plenty of space for a growing family or those in need of a home office.

The kitchen/breakfast room is a highlight of this property, providing a lovely space to prepare and enjoy meals together. The well-presented interior adds to the overall appeal of the house, making it easy to envision yourself living here.

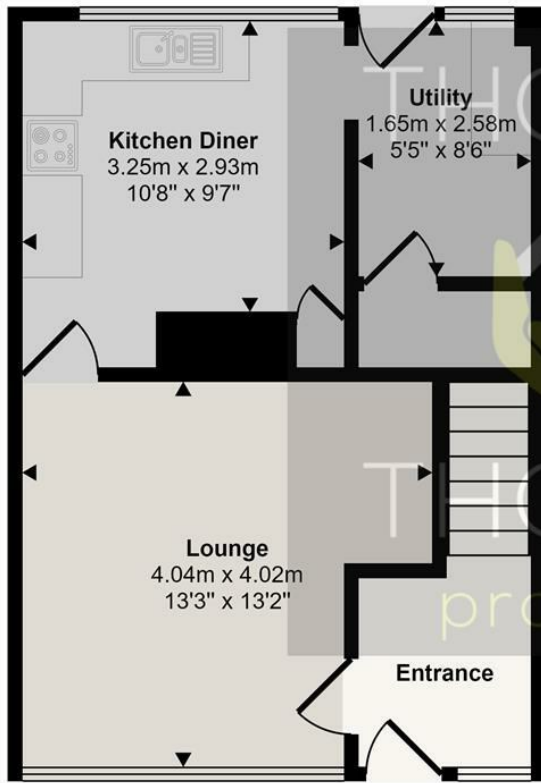
One of the standout features of this property is the enclosed rear garden with side access. This outdoor space offers an enclosed rear garden with gated side and rear access.

Contact us today to arrange a viewing and discover all the potential this lovely property has to offer.

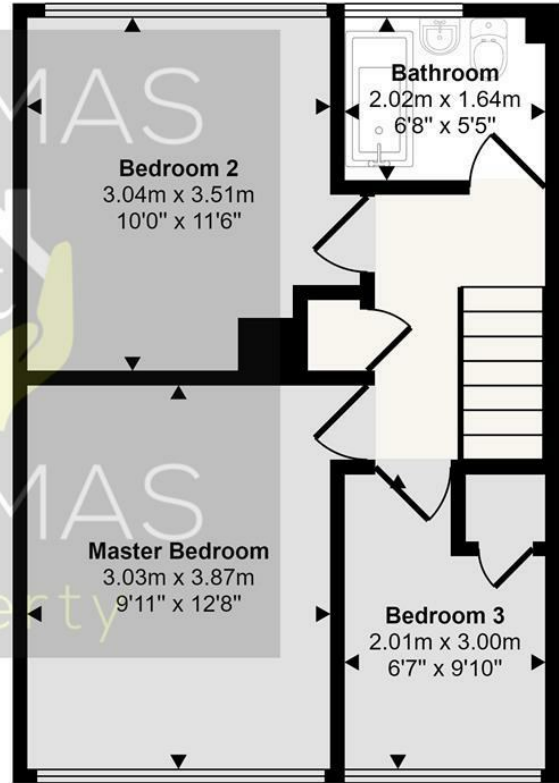
- Three Bedrooms
- End Terrace
- Quiet Cul De Sac Location
- Utility Room
- Enclosed Garden
- Tuffley



Approx Gross Internal Area  
78 sq m / 840 sq ft



**Ground Floor**  
Approx 39 sq m / 417 sq ft



**First Floor**  
Approx 39 sq m / 424 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 |
| 71                       | 85        |

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

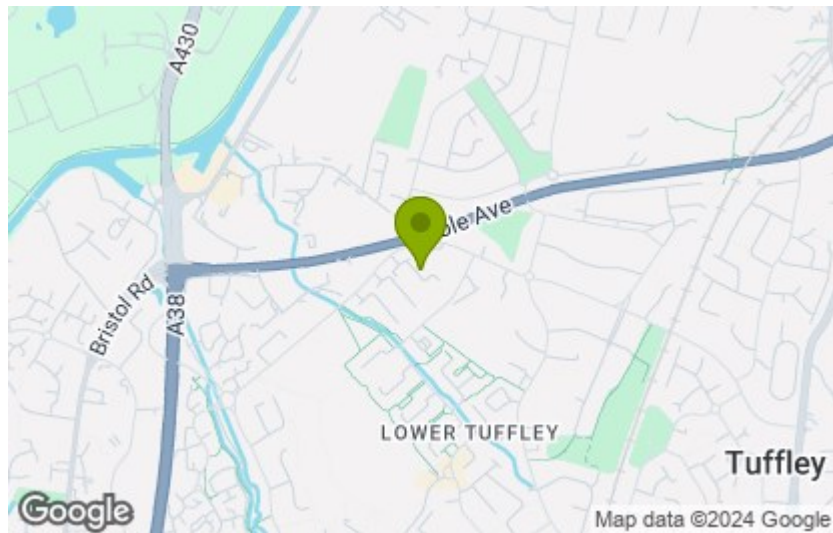
| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
|  |           |

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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