



**19 Crescentdale, Gloucester, GL2 9ER**

**Offers Over £230,000**

A well presented two bedroom end of terrace located in Crescentdale, Longford. This modern property boasts a spacious 773 sq ft layout, perfect for comfortable living.

Upon entering, you are greeted by a cosy reception room, The house features two lovely bedrooms, offering ample space for a small family or guests. The bathroom is well-appointed and provides convenience for daily use.

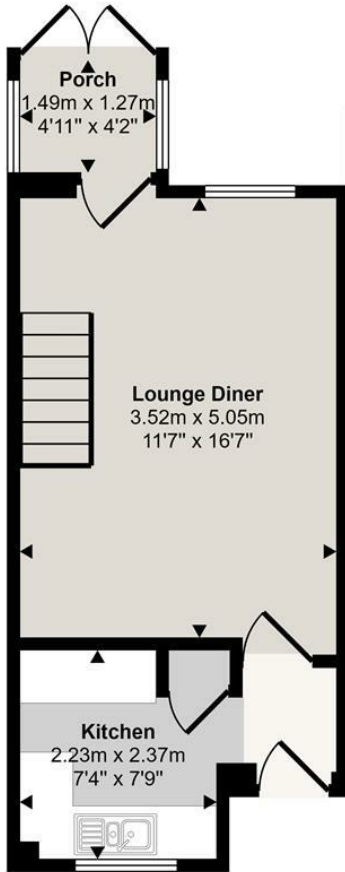
One of the standout features of this property is the generous rear garden, providing a tranquil outdoor space for gardening. Additionally, the detached garden studio offers a versatile space that can be used as a home office, art studio, or hobby room - the possibilities are endless!

Parking is always a breeze with space for two vehicles in the driveway, ensuring you never have to worry about finding a spot. The property being offered with no onward chain means a smooth and hassle-free transaction for the new owners.

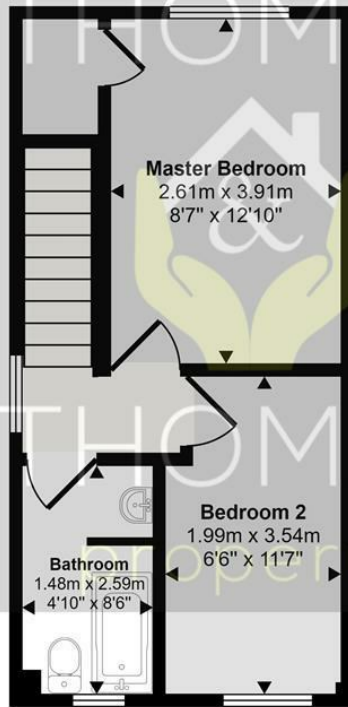
Overall, this well-presented house in Crescentdale, Longford, is a fantastic opportunity for those seeking a modern home with character. Don't miss out on the chance to make this property your own and enjoy the wonderful lifestyle it has to offer.

- Two Bedrooms
- Detached Garden Studio's
  - Rear Porch
  - Well Presented
  - Driveway Parking
  - Chain Free

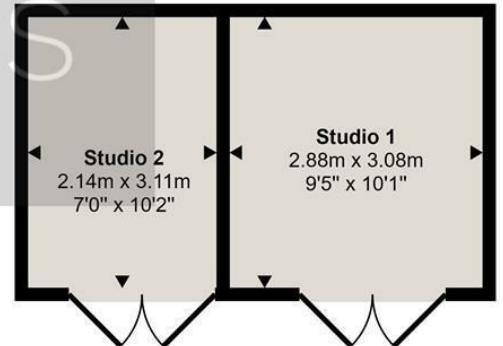
Approx Gross Internal Area  
72 sq m / 773 sq ft



Ground Floor  
Approx 28 sq m / 303 sq ft



First Floor  
Approx 28 sq m / 297 sq ft

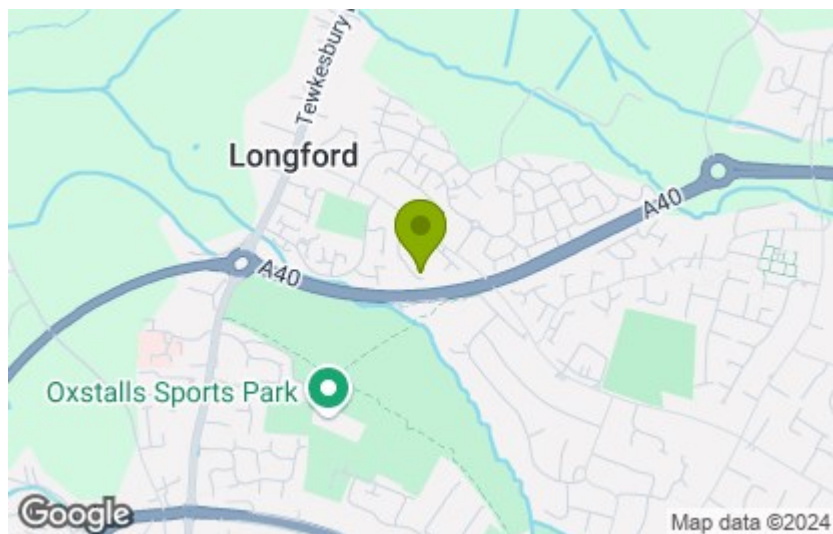


Outbuildings  
Approx 16 sq m / 172 sq ft

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			87
(81-91) B			
(69-80) C		70	
(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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