



42 Winter Gate Road, Gloucester, GL2 9FB

Asking Price £280,000

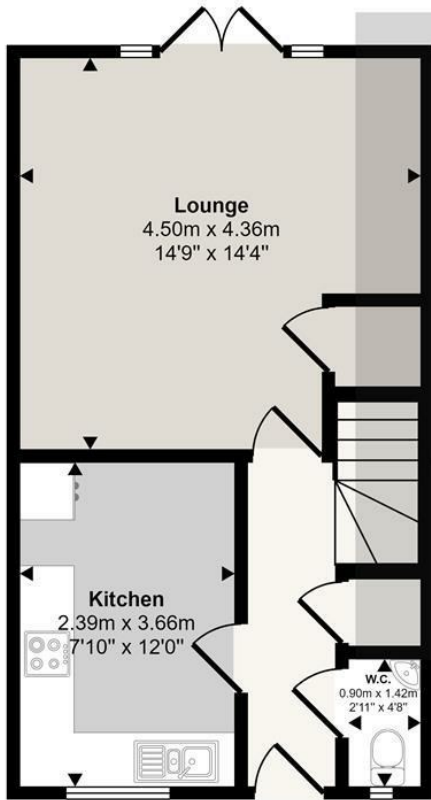
Thomas and Thomas and pleased to present this immaculate three bedroom, end terrace home located on the popular Longford area, close to local shops, schools and amenities.

Comprising of: entrance hall with downstairs WC and storage cupboard. Kitchen diner with ample storage and room for all appliances. Spanning the rear of the property is the good sized lounge with French doors leading out to the private enclosed garden which has been carefully landscaped by the current owner. Upstairs there is a main bedroom with en suite shower room. two further bedrooms and a family bathroom with shower over bath.

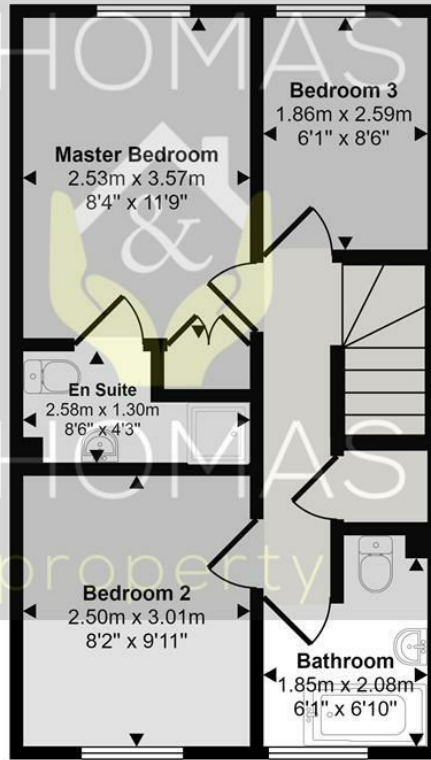
The property further benefits from off road parking as well as a garage which has been cleverly converted and extended to create two additional rooms, one currently used as a home office. There is also an electric car charger in place. Please take a walk round out virtual tour and call us today to arrange your viewing!

- Three Bedrooms
- End Terrace
- En Suite & Family Bathroom
- Modern Throughout
- Converted Garage
- Enclosed Garden

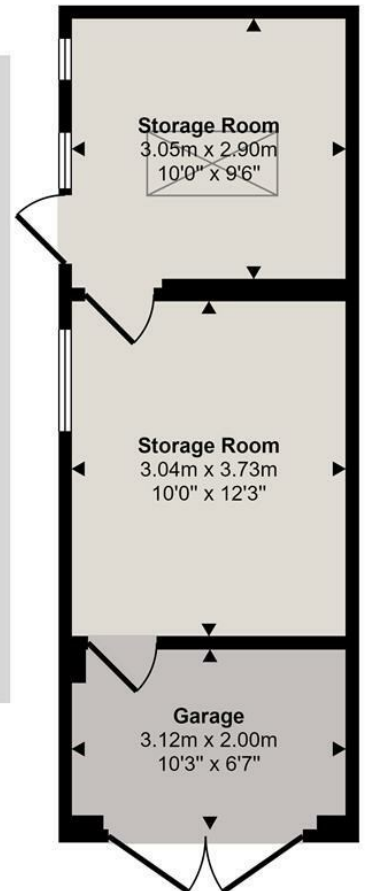
Approx Gross Internal Area  
102 sq m / 1094 sq ft



Ground Floor  
Approx 37 sq m / 397 sq ft



First Floor  
Approx 37 sq m / 396 sq ft

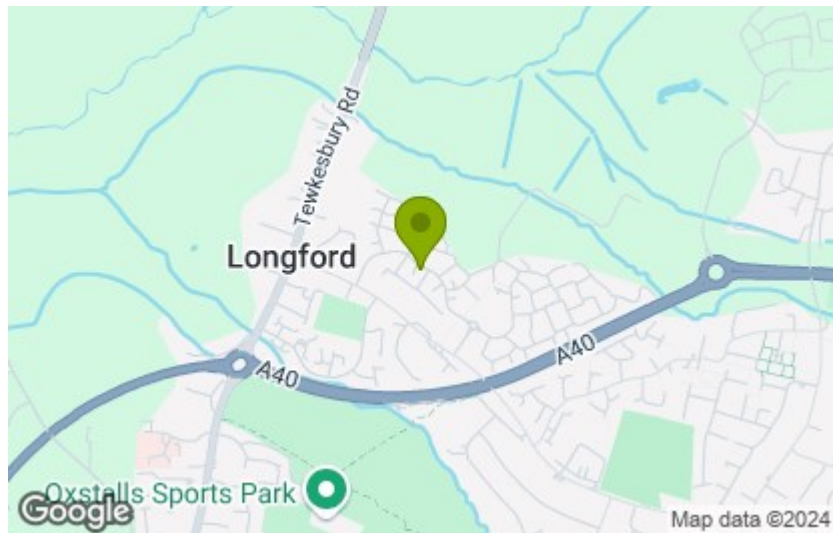


Garage/Storage Room  
Approx 28 sq m / 300 sq ft

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
	<b>96</b>
<b>83</b>	
<small>Very energy efficient - lower running costs</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	



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