



**8 Hawthorne Close, Gloucester, GL3 4GX**

**40% Shared ownership  
£96,000**

Thomas and Thomas are pleased to present this immaculate two double bedroom home located on the popular Coopers Edge Development available to purchase as shared ownership. Finished to a high standard throughout, this would make the ideal first home.

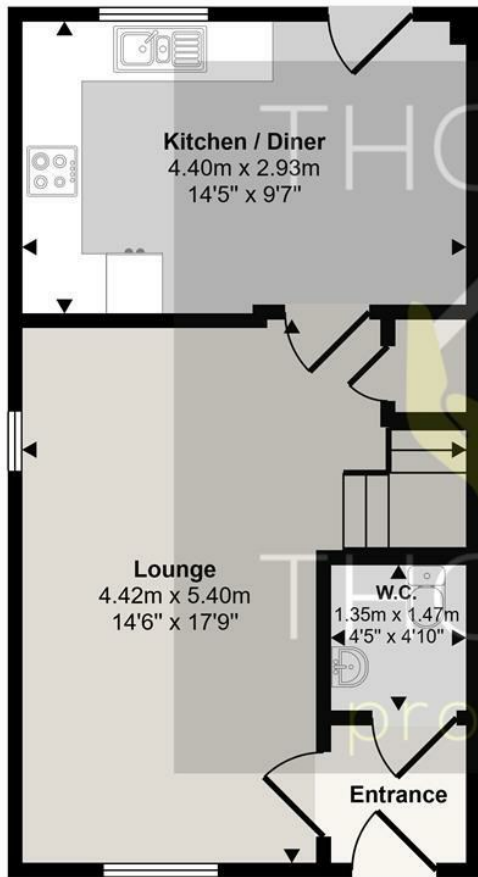
Briefly comprising of: Entrance hall with WC, good sized lounge with double aspect window creating plenty of light. The kitchen / diner is located towards the back of the house with fitted gas hob, electric oven and room for freestanding appliances. There is also room for a dining table. The french patio doors lead out to the private enclosed garden with patio area, shed and side access to the driveway.

Upstairs there are two good sized double bedrooms, both benefiting from room with plenty of storage. Finally, the modern family bathroom with shower over bath.

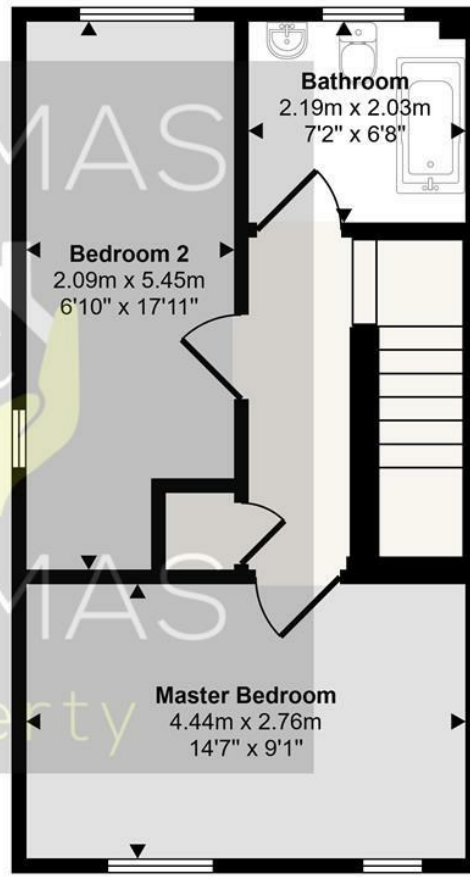
- Shared Ownership of 40%
- Immaculate Two Double Bedrooms
  - Ideal First Home
- Driveway Parking for Two Cars
- Modern Kitchen & Bathroom
  - Brockworth Location



Approx Gross Internal Area  
75 sq m / 804 sq ft



Ground Floor  
Approx 37 sq m / 403 sq ft



First Floor  
Approx 37 sq m / 401 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>92</b>
<b>80</b>	

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**

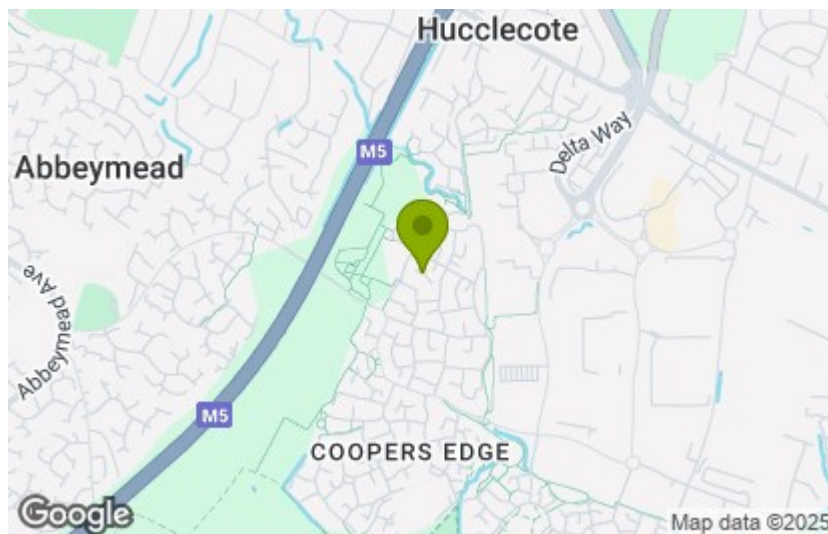
(39-54) **E**

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Not environmentally friendly - higher CO<sub>2</sub> emissions

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.