



**26 Woodbine Close, Gloucester, GL4 4FB**

**Offers Over £225,000**

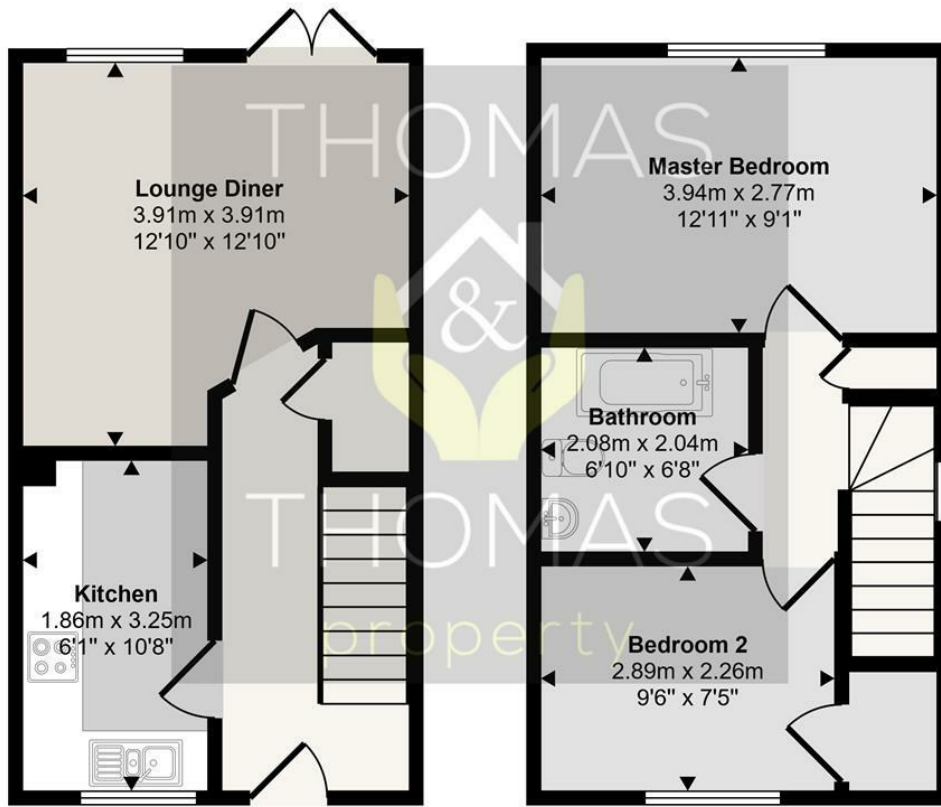
We are pleased to be offering this end terrace house located in Abbeymead, offered to the market chain free.

This home briefly comprises of: entrance hall, downstairs cloakroom, modern fitted kitchen, lounge with French doors to the rear garden, two bedrooms, and a modern fitted bathroom, with shower over bath.

The property is warmed via gas central heating, double glazed throughout, and benefits from having a low maintenance rear garden with side access, and driveway parking.

- Two Bedrooms
- End Terrace
- Abbeymead
- Downstairs WC
- Garden with Side Access
- Driveway Parking

Approx Gross Internal Area  
58 sq m / 619 sq ft



**Ground Floor**  
Approx 29 sq m / 307 sq ft

**First Floor**  
Approx 29 sq m / 312 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) <b>A</b>	<b>93</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>	
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) <b>A</b>	<b>95</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>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



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.