



40 Uxbridge Lane, Gloucester, GL2 2EY

£1,795 PCM

Thomas and Thomas property are very pleased to be offering this well presented detached four bedroom family home, located in a quiet cul de sac location within Kingsway, Gloucester, with great access to the M5.

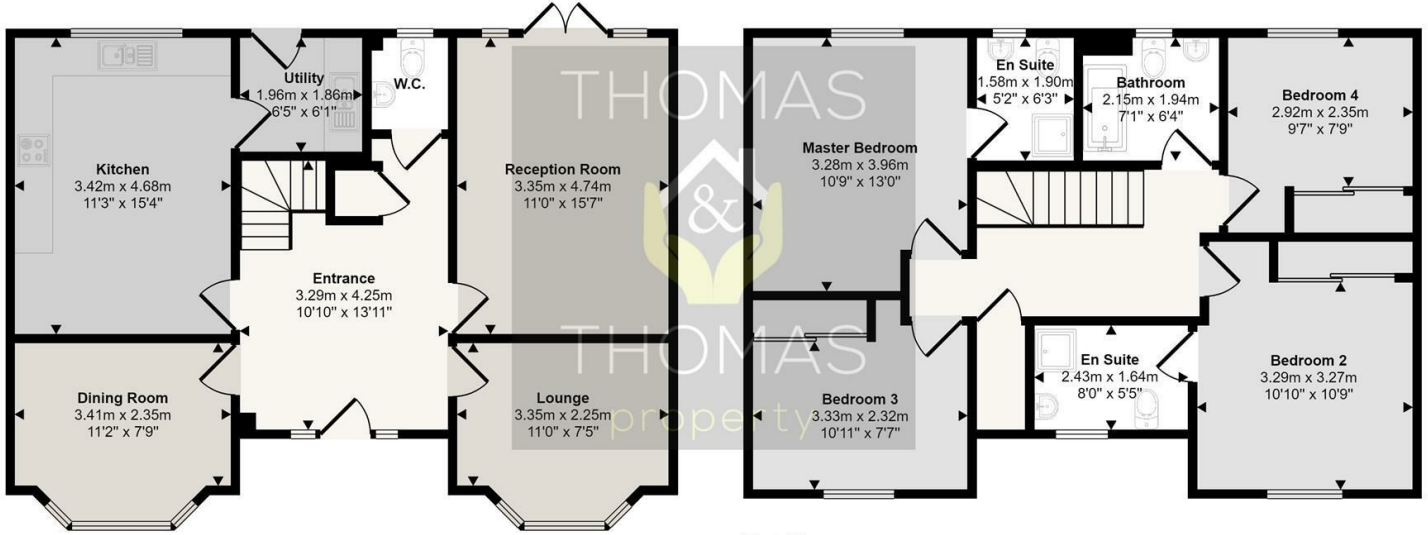
The house will be available Mid January and briefly comprises of: large entrance hallway area, cloakroom/WC, under stairs storage cupboard, living room with French doors to the rear garden, two further reception rooms with bay fronted windows, modern fitted kitchen/breakfast room with gas hob and electric oven, utility room with door to rear garden.

To the first floor is: family bathroom with hand held shower over bath, four double bedrooms, all with large wardrobes and two bedrooms with en suite shower rooms. The rear garden is of a good size and mainly laid to lawn, with side access to the driveway and a side door through to the double garage. The property is warmed via gas central heating, double glazed throughout.

Available January 2025

- Four Double Bedrooms
- Three Reception Rooms
- Modern Fitted Kitchen
 - Two En Suites
- Fitted Wardrobes To All Bedrooms
 - Double Garage
- Large Entrance Hallway Area
- Available January 2025

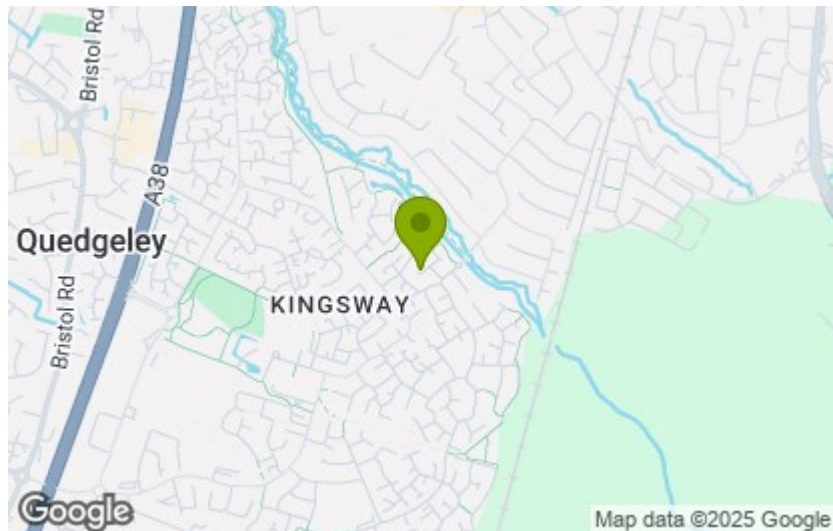
Approx Gross Internal Area
143 sq m / 1539 sq ft



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			88
(81-91) B		80	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			89
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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