



4 Collett Court Emery Avenue, Gloucester, GL1 5DW

£1,500 Per Month

An immaculately presented brand new three bedroom home located centrally and available to move into immediately!

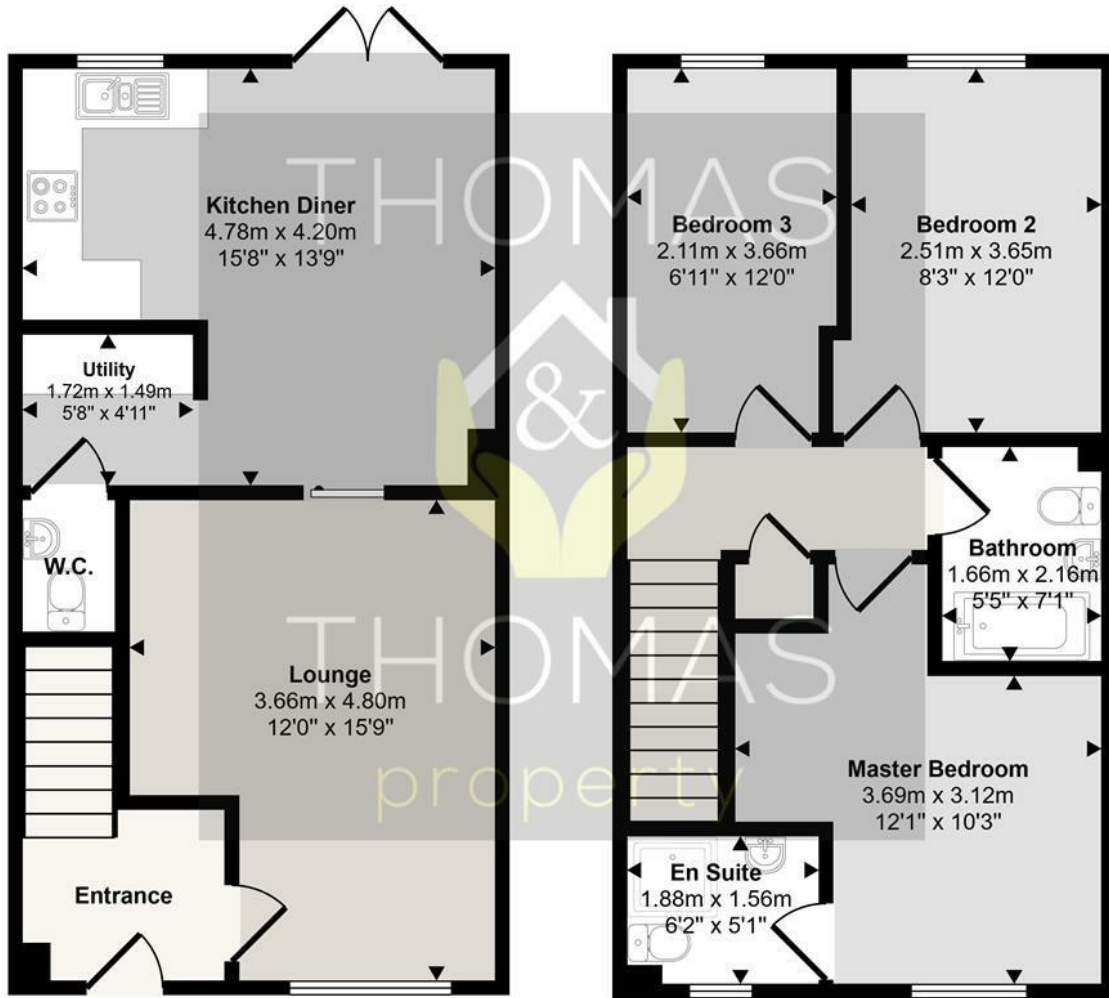
Briefly comprising of: Hallway, lounge area with sliding door leading to the impressive kitchen / diner which benefits from an integrated dishwasher, hob and cooker. There is also a utility room with built in washing machine and finally a downstairs WC.

Upstairs there are three generous sized bedrooms, the largest with an en suite shower room. There is also a family bathroom and storage cupboard.

Outside there is an enclosed garden with shed and side access to the front of the property with two allocated parking spaces and an electric car charger in place.

- Three Bedrooms
- Kitchen / Diner
- Utility Room
- En Suite & Family Bathroom
- Allocated Parking with Electric Charger
- AVAILABLE NOW!

Approx Gross Internal Area
88 sq m / 947 sq ft



Ground Floor

Approx 44 sq m / 471 sq ft

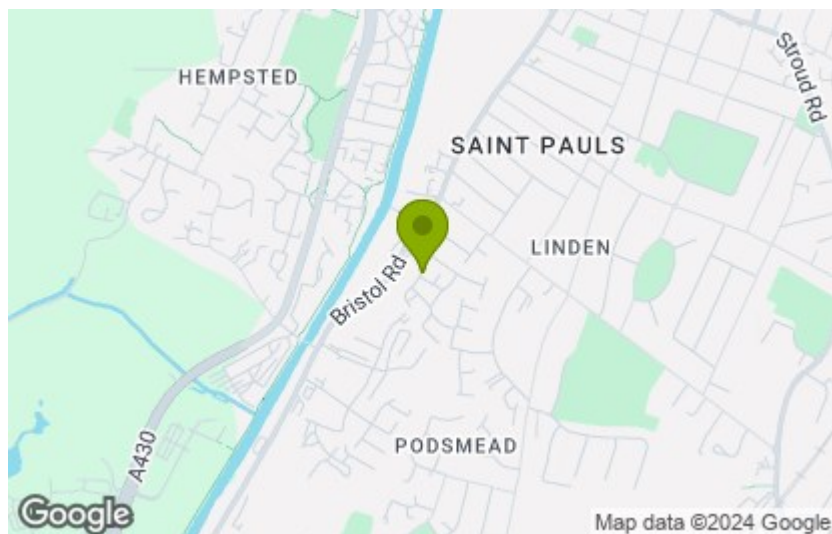
First Floor

Approx 44 sq m / 476 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	84 95
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	



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