



**32 Beatrice Webb Lane, Gloucester, GL10 3WE**

**Asking Price £475,000**

Welcome to Beatrice Webb Lane, Standish, Gloucester - a charming location for this nearly new semi-detached house. This modern property boasts open plan living with three double bedrooms and two bathrooms.

Briefly comprising of: Entrance hall with WC, open plan lounge / diner and kitchen with integrated fridge, freezer, dishwasher and washing machine. Upstairs there are three double bedrooms, one currently used as a bar and entertaining space and family bathroom. The main bedroom benefits from a modern en suite shower room, cleverly hidden behind wardrobe style doors.

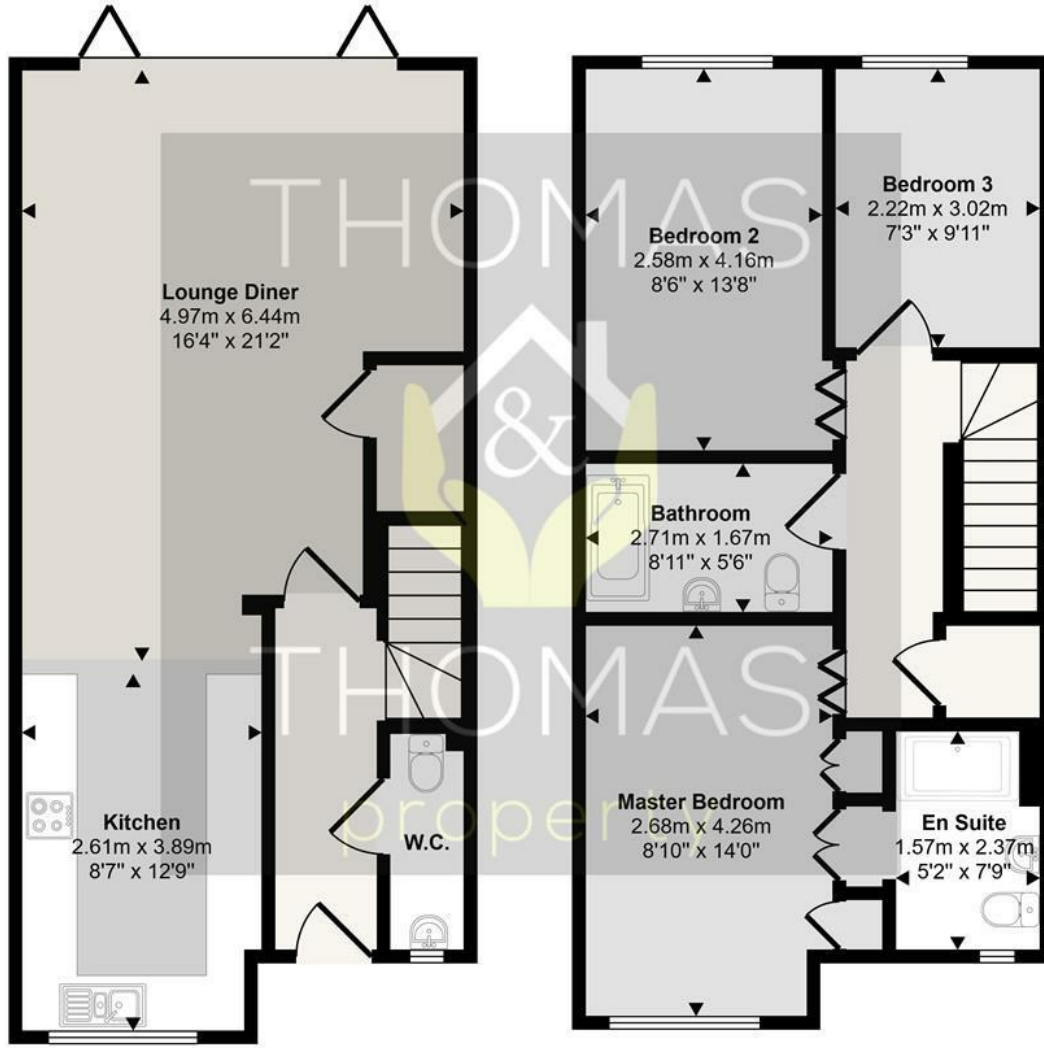
Situated in a peaceful neighbourhood, this property offers the convenience of driveway parking for 2 vehicles and a low maintenance spit level garden with patio and artificial grass area.

With a property age of just 2 years, everything is still fresh and in great condition, ready for you to add your personal touch. Please take a look round our virtual tour today and call to book your viewing.

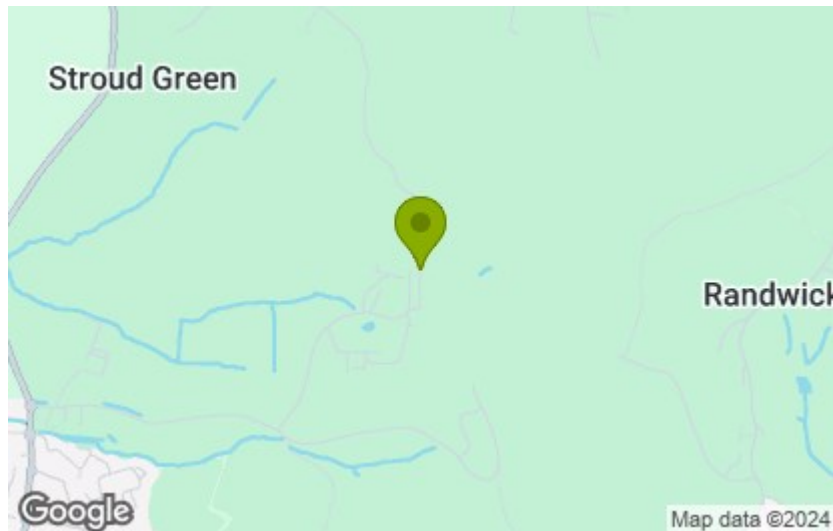
- Three Double Bedrooms
- Low Maintenance Garden
  - Private Location
  - Show Home Condition
- Off Road Parking for Two Cars
- En Suite & Family Bathroom



Approx Gross Internal Area  
99 sq m / 1061 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
83	94
<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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