



10 Orchard Close, Gloucester, GL2 4SZ

Asking Price £350,000

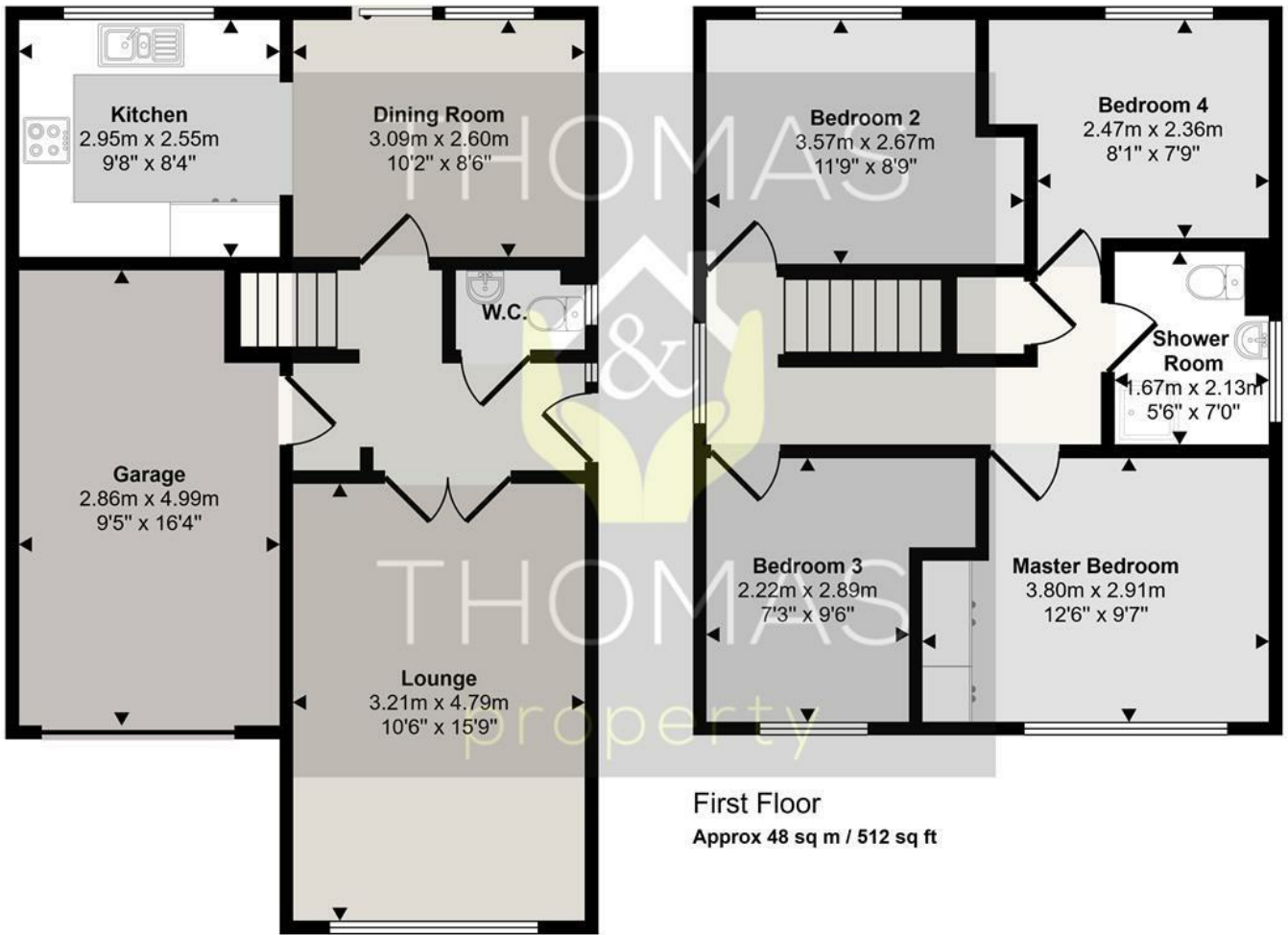
Thomas and Thomas are pleased to present this charming four bedroom detached family home in Hardwicke, tucked away in a quiet cul de sac at the end of a private driveway with access for just three houses. The property benefits from being CHAIN FREE!

Briefly comprising of: Entrance hall with WC. To the left is the good sized lounge with bay window and double doors to create a cosy space. The kitchen / diner over looks the private enclosed garden with patio and grassed areas. Upstairs there are four bedrooms and a family shower room.

To the front of the property is driveway parking for two cars.

- Chain Free
- Four Bedrooms
- Detached
- Garage & Driveway Parking
- Quiet Cul De Sac Position
- Kitchen / Diner

Approx Gross Internal Area
102 sq m / 1102 sq ft

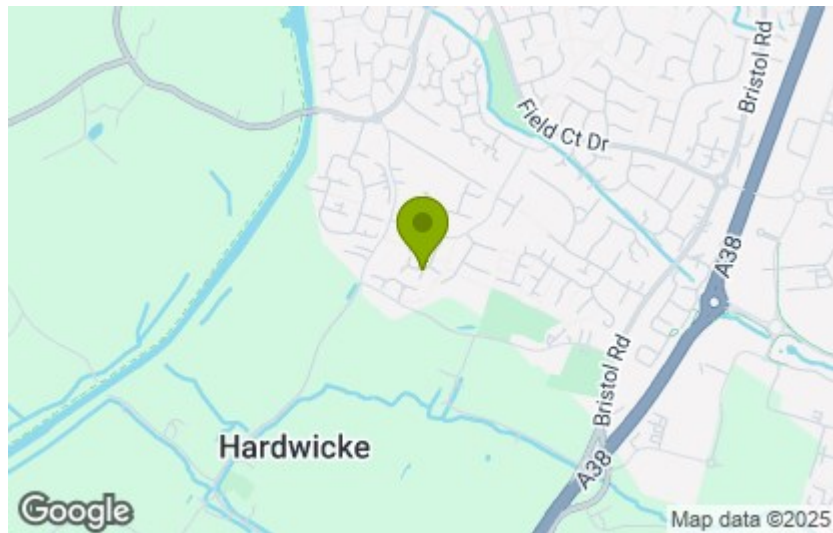


Ground Floor
Approx 55 sq m / 590 sq ft

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	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
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



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.