



**114 Watermint Drive, Gloucester, GL4 0SY**

**Asking Price £190,000**

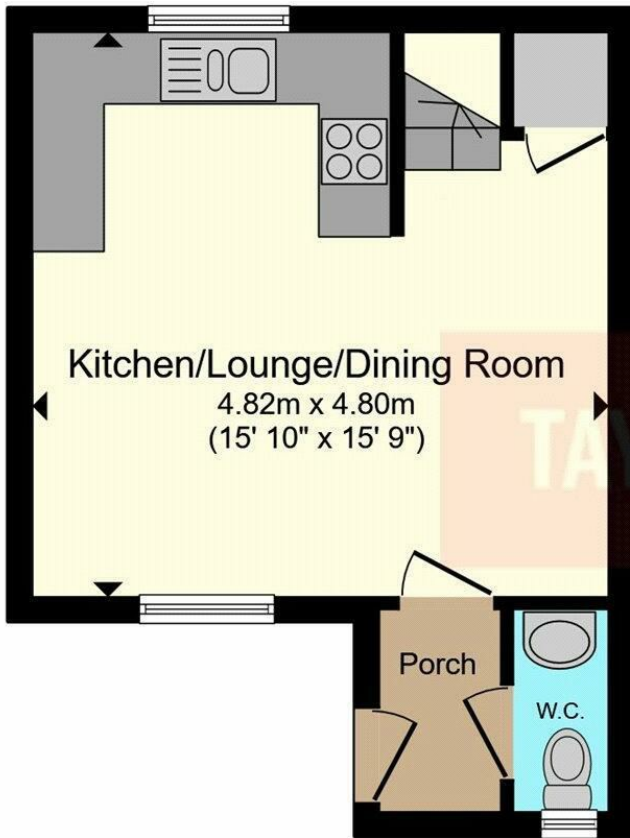
We are pleased to be offering this well presented two bedroom house located in the sought after development Copeland Park in Tuffley which is available with no onward chain.

The property comprises of downstairs wc, kitchen with appliances to include: oven, hob, fridge freezer, washer/dryer & dishwasher, lounge with under stairs storage cupboard, two bedrooms & modern fitted bathroom with shower over bath.

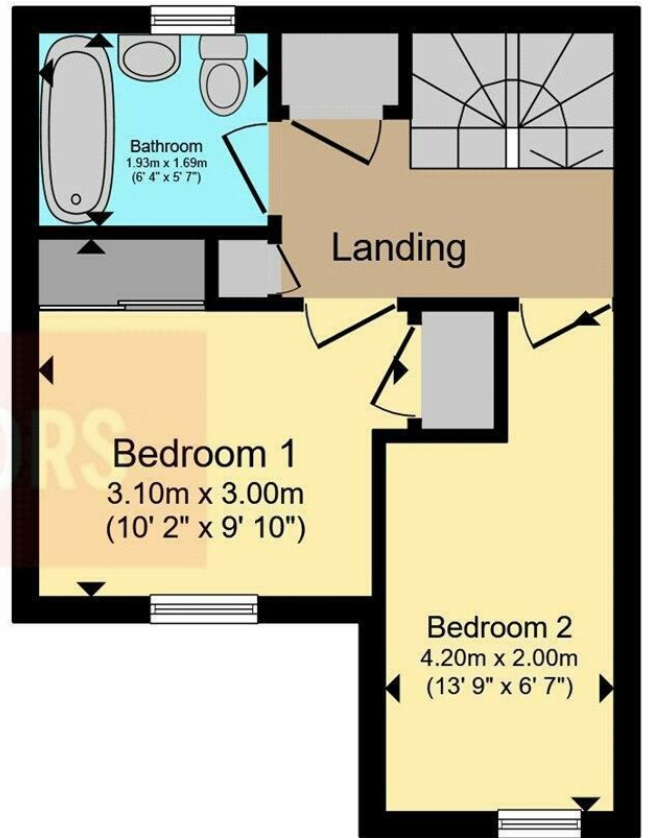
The property is warmed via gas central heating, double glazed throughout and benefits from having allocated parking.

- Two Bedrooms
- Allocated Parking
- Well Presented
- Integrated Appliances
- Gas Central Heating
  - Chain Free





**Ground Floor**



**First Floor**

Total floor area 52.5 m<sup>2</sup> (565 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating	
Current	Potential
77	93

Very energy efficient - lower running costs

(92 plus) A  
(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

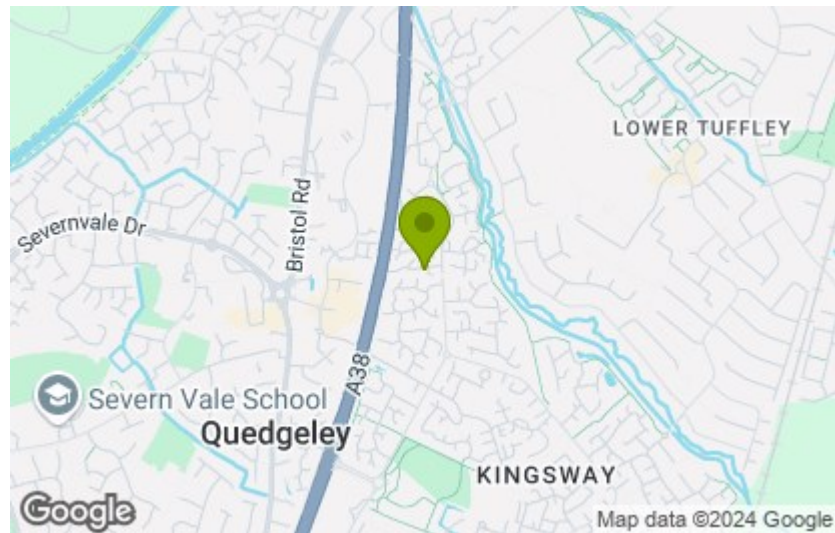
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
80	95

Very environmentally friendly - lower CO<sub>2</sub> 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<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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