



**38 Trier Way, GL1 1LG**

**£650 PCM**

Thomas & Thomas property are pleased to be offering this well presented basement flat on Trier Way in Gloucester.

The property briefly comprises of: living room, kitchen, bathroom with shower over bath, one bedroom.

The flat is warmed via gas central heating, has front and rear access. There is a large parking area to the rear of the property, with an allocated space.

Available January

- One Double Bedroom
- Modern Bathroom
- Allocated Parking
  - Basement flat
  - Central Location
  - Available January

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	74	78
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	77	81
	EU Directive 2002/91/EC	



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