



## 22 Morpeth Street, Gloucester, GL1 4TN

### Asking Price £245,000

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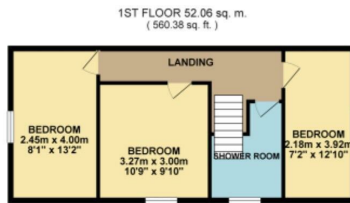
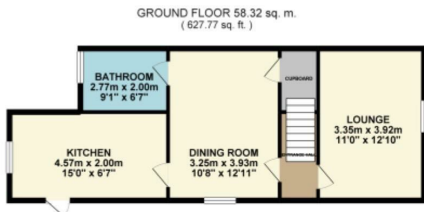
A spacious three bedroom semi detached property offering versatile living accommodation which benefit from two bathrooms and two separate reception rooms. Whilst the property lends itself to a family home, it also lends itself to ideal investment opportunity as a house of multiple occupation. The ground floor the property consists of an entrance hall, two reception rooms, a modern fitted kitchen and bathroom. Upstairs there are three bedrooms and a further shower room. Additional benefits include double glazing, gas central heating and no onward chain

- Three Bedrooms
- Semi Detached
- Two Bathrooms
- Modern Kitchen
- No Onward Chain
- Two Reception Rooms

#### Viewing

Please contact our Thomas & Thomas property Ltd Office on 01452 348208 if you wish to arrange a viewing appointment for this property or require further information.





TOTAL FLOOR AREA: 110.38 sq. m. (1188.14 sq. ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown may not be used and no guarantee is given to their operability or efficiency can be given.  
 Made with iHomeplan 6/21/19



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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>	
(38-54) <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>	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.