



3 Ennerdale Avenue, Gloucester, GL2 0EE

Asking Price £375,000

A well presented three bedroom family home which has been heavily extended downstairs by the current owners creating a large, open plan design for the perfect family home.

Comprising of: Porch with entrance hall and side extension which is currently used as an office. Down the end of the hallway is the impressive open plan kitchen / dining room / lounge area with bi fold doors leading to the enclosed garden. The modern kitchen is equipped with modern integrated appliances and space for a freestanding american style fridge / freezer.

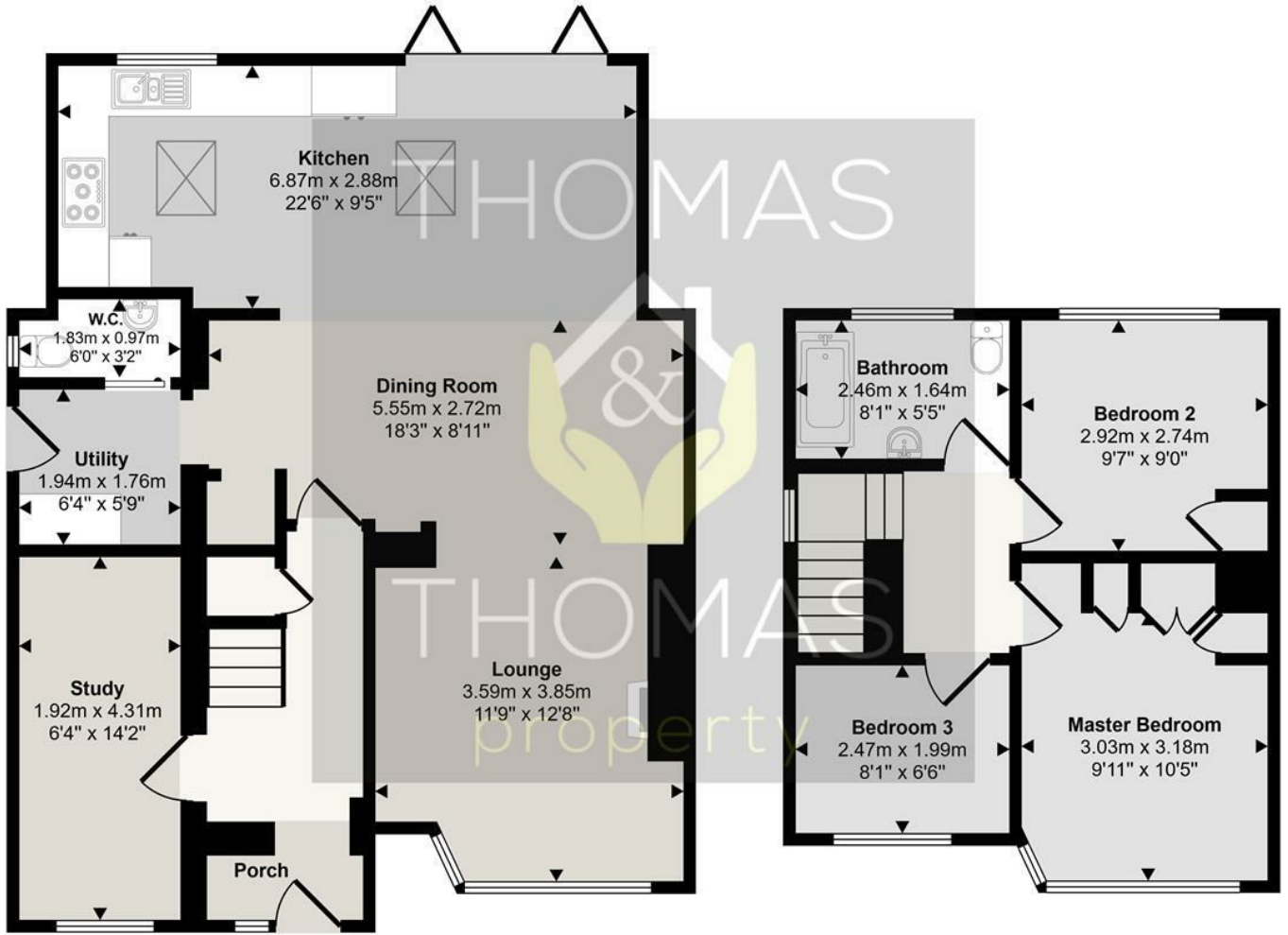
The extended downstairs space also includes a WC and utility room with side access to the garden,

Upstairs there are three bedrooms, two doubles and one single room with a modern tiled family bathroom with shower over bath.

This home would make the ideal space for a growing family, with chance to add a first storey extension, subject to planning. Please call to arrange your viewing!

- Three Bedrooms
- Semi Detached
- Family Home
- Heavily Extended
- Driveway Parking
- Longlevens Location

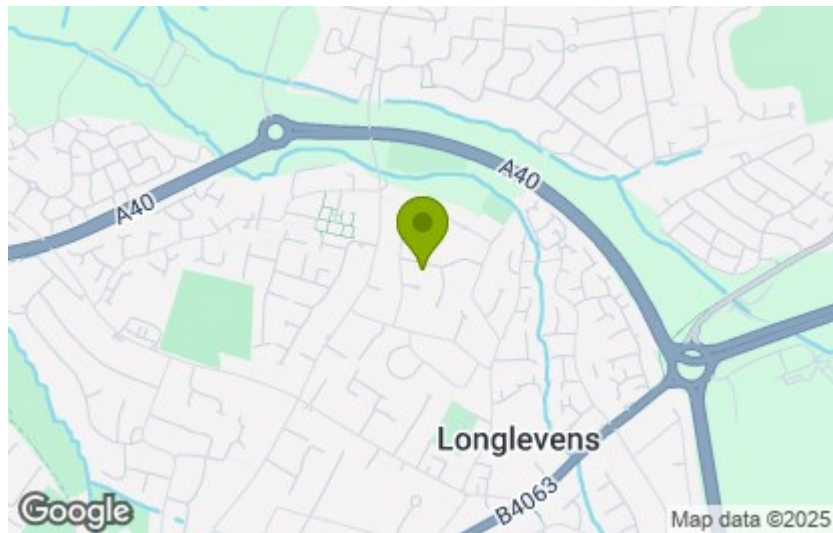
Approx Gross Internal Area  
110 sq m / 1184 sq ft



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			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(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
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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