



**1 Edwy Parade, Gloucester, GL1 2QH**

**Offers Over £400,000**

Welcome to this charming semi-detached house on Edwy Parade in the heart of Gloucester. This property boasts two spacious reception rooms, four bedrooms and a family bathroom. Also benefiting from gated off road parking and offered to the market CHAIN FREE. Spanning 1,650 sq ft, this property offers ample room for all your needs.

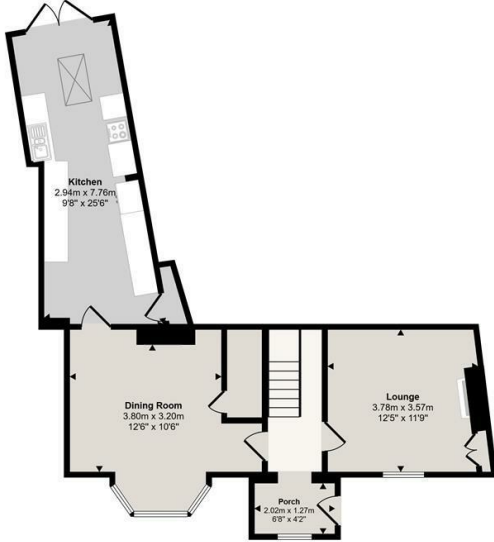
One of the highlights of this property is its period features, including an open fire and sash windows, which oozes character and charm to the modern living space. Situated in a central location, you'll have easy access to all the amenities Gloucester has to offer, from shops to restaurants and more.

- Chain Free
- Four Bedrooms
- Period Features
- Enclosed Garden & Courtyard
  - Private Gated Parking
  - Central Location

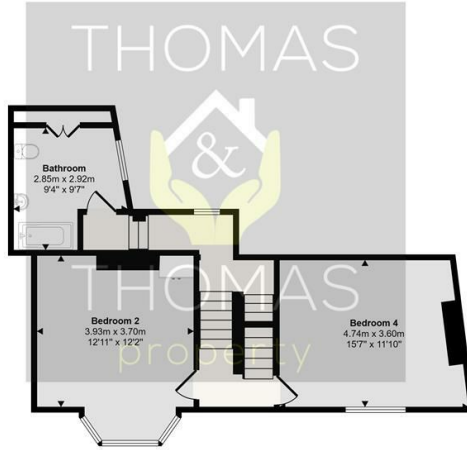
Don't miss out on the opportunity to make this house your home. Take a walk round our virtual viewing and call us today to arrange your viewing.



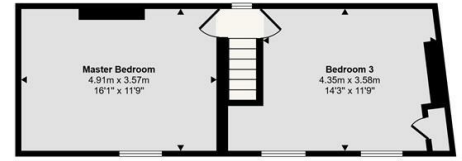
Approx Gross Internal Area  
153 sq m / 1650 sq ft



Ground Floor  
Approx 63 sq m / 674 sq ft



First Floor  
Approx 53 sq m / 567 sq ft

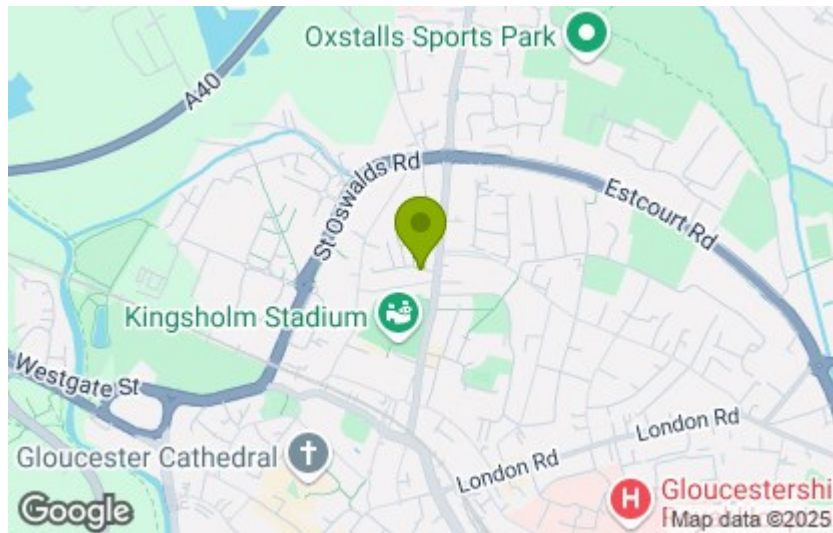


Second Floor  
Approx 38 sq m / 408 sq ft

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		53	72
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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