



14 Myrtle Close, Gloucester, GL4 6YP

Asking Price £245,000

Thomas and Thomas are pleased to present this three bedroom family home located in Robinswood.

Briefly comprising of: Entrance hallway leading through to the lounge . The open plan kitchen / diner which creates a perfect family space and also has access to the garden.

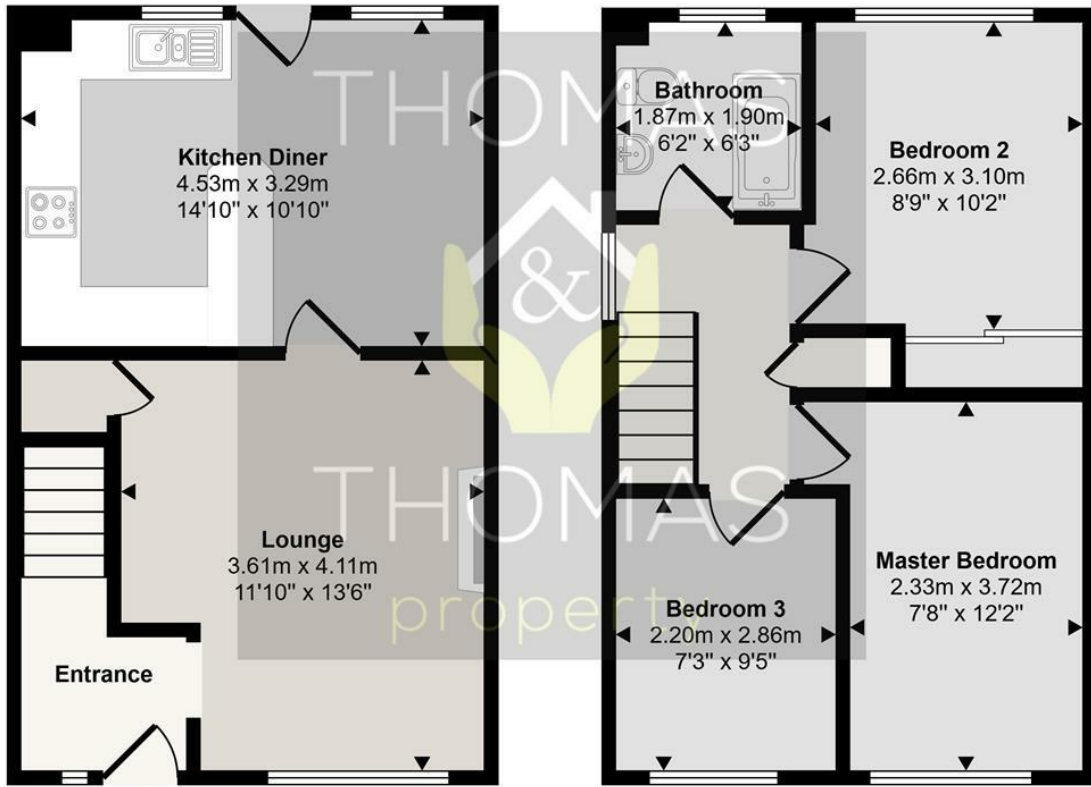
Upstairs there are two double bedrooms, both benefitting from fitted wardrobe space, a single bedroom, and finally the modern family bathroom with shower over bath.

Additionally, the property boasts a good size garden with access to the double garage.

This would make the ideal family home, please have a walk through our virtual tour and call today to arrange a viewing!

- Three Bedrooms
- Semi Detached
- No Onward Chain
- Double Garage
  - Parking
- Generous Garden

Approx Gross Internal Area  
70 sq m / 758 sq ft



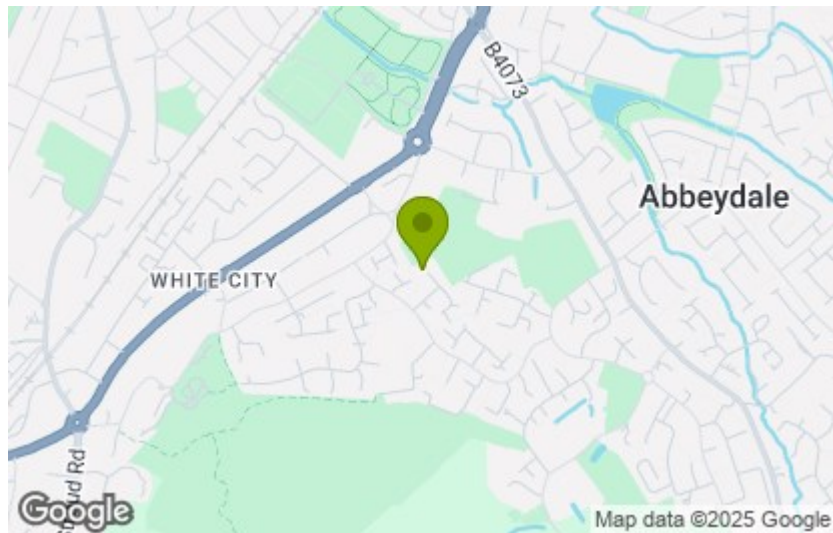
Ground Floor  
Approx 35 sq m / 375 sq ft

First Floor  
Approx 36 sq m / 383 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) <b>A</b>	<b>84</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>66</b>	
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) <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	
England & Wales	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.