



7 Coopers Elm, Gloucester, GL2 4WE

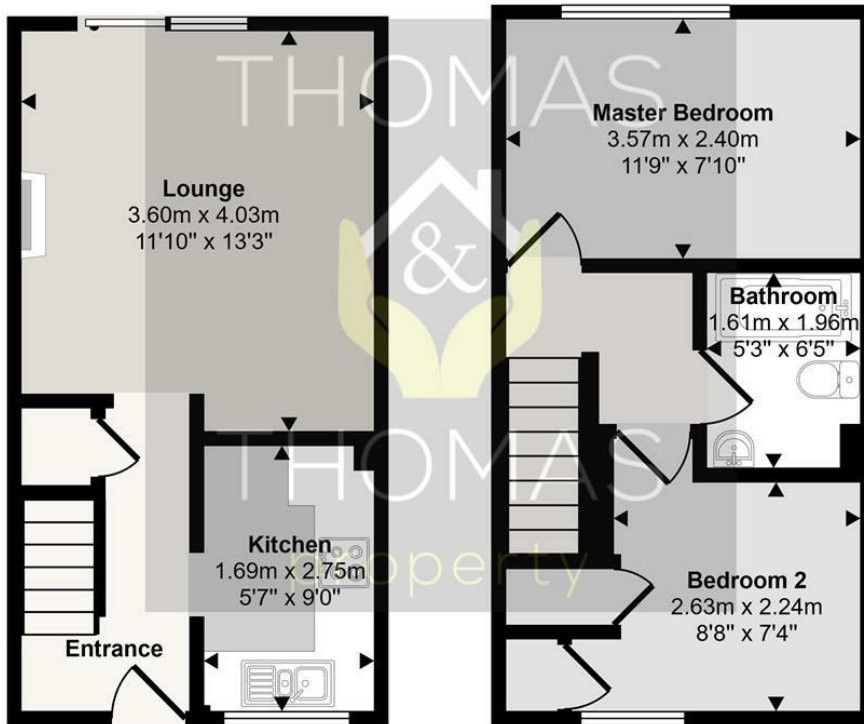
Offers Over £200,000

Thomas and Thomas property are pleased to offer this two bedroom terraced property located within a cul-de-sac of Quedgeley. The property is offered to the market **CHAIN FREE** and would make the ideal investment property or first home.

The property offers an entrance hall, lounge with patio doors opening into the garden, kitchen, two bedrooms and a bathroom. Additionally benefits include double glazing, gas central heating and allocated parking.

- Chain Free
- Two Bedrooms
- Two Allocated Parking Spaces
- Enclosed Garden
- Ideal Investment or First Home
- Quedgeley Location

Approx Gross Internal Area
50 sq m / 537 sq ft



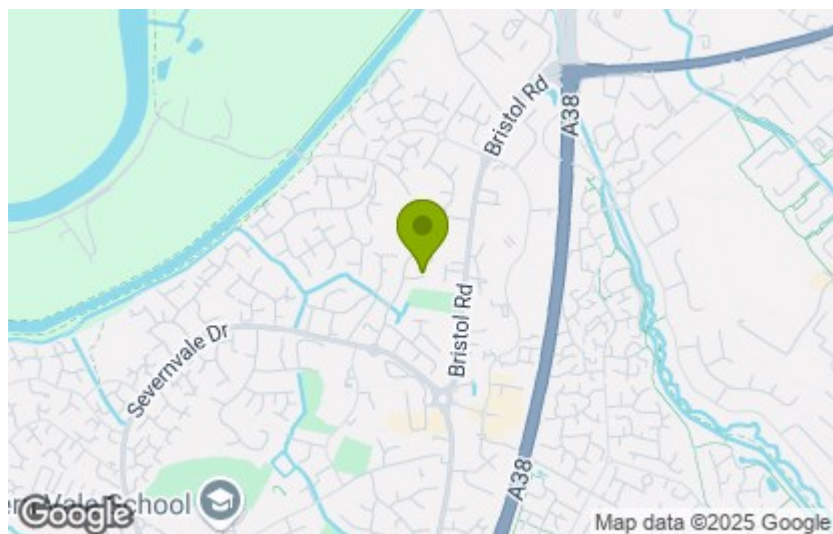
Ground Floor
Approx 25 sq m / 265 sq ft

First Floor
Approx 25 sq m / 272 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	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
65	
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.