



23 Crescentdale, Gloucester, GL2 9ER

**Offers In The Region Of
£225,000**

Thomas and Thomas are pleased to bring to the market this immaculate two bedroom terraced house located in Longford which would make the ideal first home or investment.

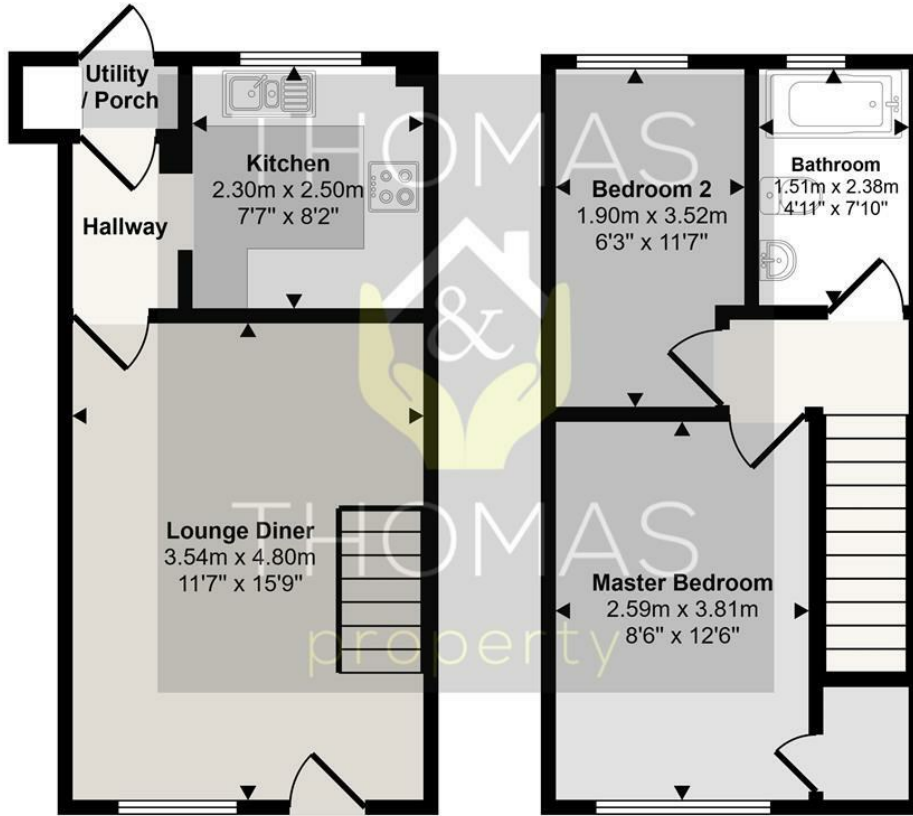
Briefly comprising of: Entrance porch which has been cleverly converted to a utility space, inner entrance hall that leads to the modern kitchen with space for washing machine, full size fridge / freezer and dishwasher. The good sized lounge / diner offers ample room and space for a dining table.

Upstairs there are two bedrooms, the larger with built in storage and a modern family bathroom with shower over bath.

Outside is a private enclosed garden and to the front driveway parking for one car.

- Two Bedrooms
- Immaculate Condition
- Modern Kitchen / Bathroom
 - Utility Space
- Driveway Parking
- Enclosed Garden

Approx Gross Internal Area
53 sq m / 571 sq ft



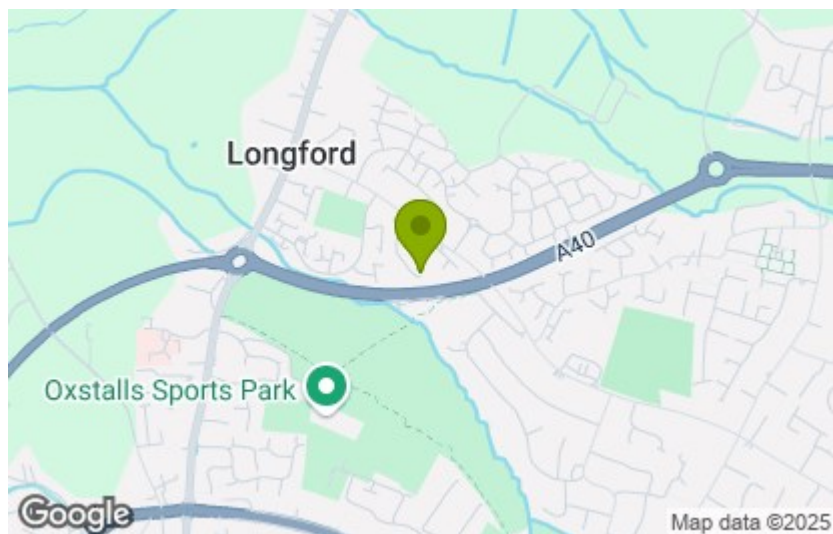
Ground Floor
Approx 26 sq m / 285 sq ft

First Floor
Approx 27 sq m / 286 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	89
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	89
(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	
England & Wales	EU Directive 2002/91/EC



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