



**4 Katherine Close, Gloucester, GL3 1PB**

**Asking Price £280,000**

A well presented three bedroom family home located on the popular Highgrove Way estate in Churchdown benefiting from off road parking.

Comprising of: Entrance hall leading to the good size lounge and dining room. The modern fitted kitchen includes integrated washing machine, dishwasher, fridge / freezer and hob. Upstairs there are two double bedrooms, the largest benefiting from a storage cupboard. The third bedroom is currently used as a home office space.

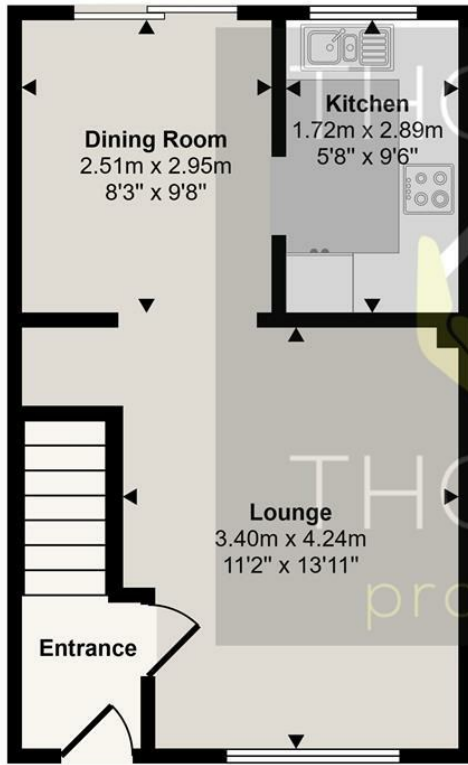
Outside is the private enclosed garden with patio and grassed area with side access to the front of the house. There is driveway parking for two cars at the rear of the property. The property further benefits from a new boiler.

- Three Bedrooms
- Semi Detached
- Off Road Parking
- Well Presented
- Modern Fitted Kitchen
- Private Enclosed Garden

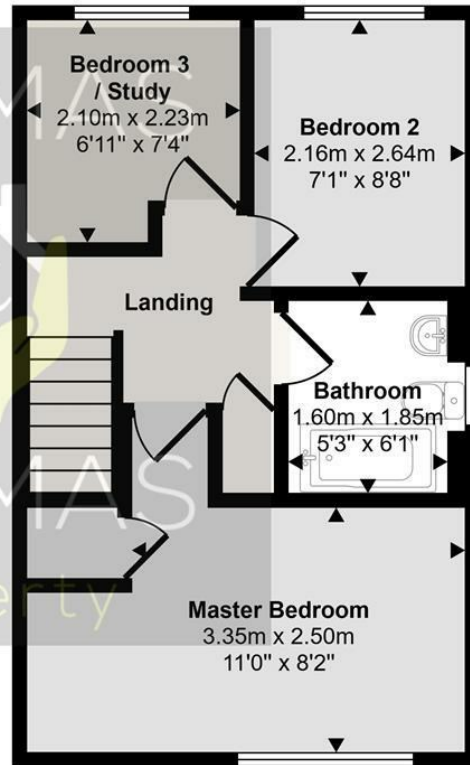
Please have a look at our virtual tour and call today to arrange your viewing!



Approx Gross Internal Area  
64 sq m / 691 sq ft



Ground Floor  
Approx 32 sq m / 344 sq ft

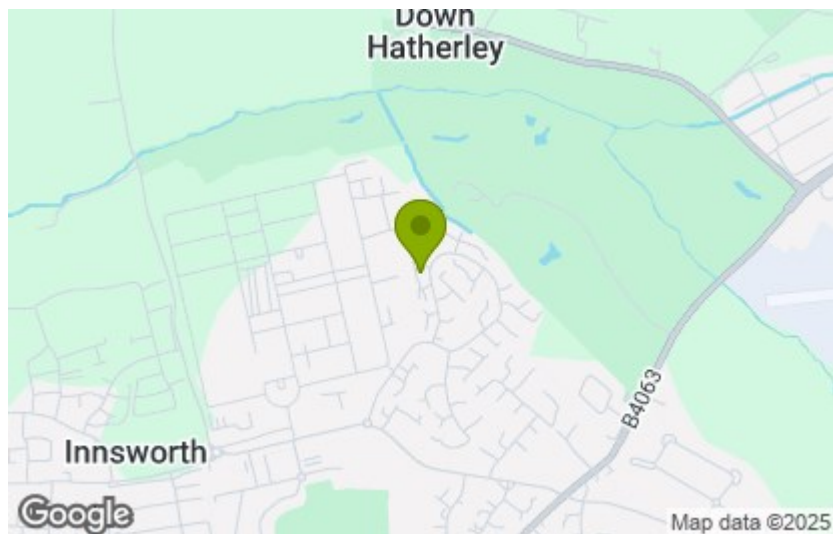


First Floor  
Approx 32 sq m / 346 sq ft

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>			
(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>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	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.