



69 Eagle Way, Gloucester, GL4 4WS

Offers Over £270,000

Thomas and Thomas are pleased to bring to the market this very well presented three bedroom family home located in Abbeydale.

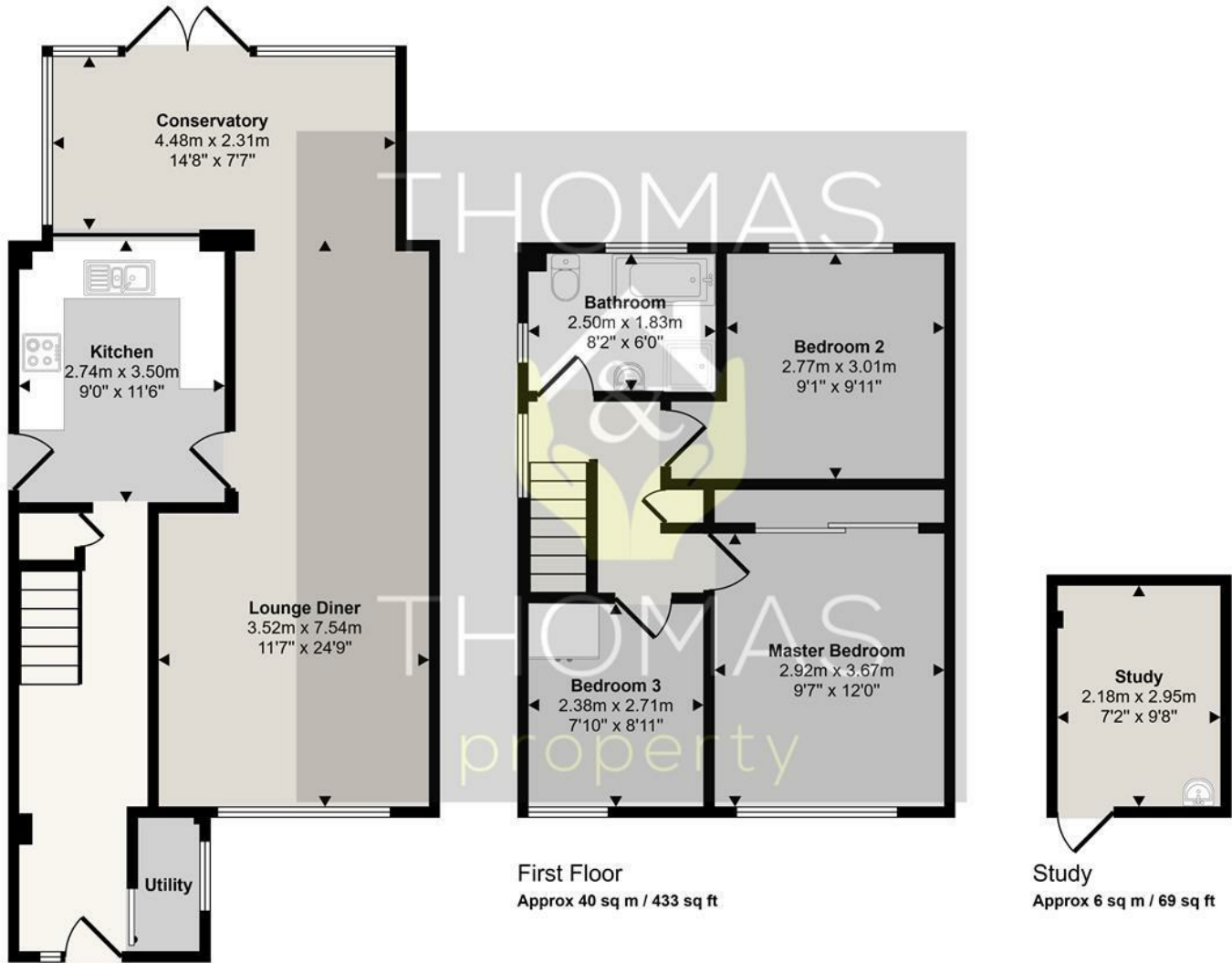
Briefly comprising of: Entrance hall with small utility area to the right, leading to the kitchen. The current owners have updated the current property to create an open plan, family living space. There is a cosy lounge, separate dining area and conservatory with a breakfast bar to the kitchen.

Upstairs there are two double bedrooms, a single bedroom and good sized family bathroom with bath and separate shower.

Outside there is a low maintenance garden with decking area, side gate and rear access. The existing garage has been half converted and currently used as a home salon.

- Three Bedrooms
- Semi Detached
- Family Home
- Half Converted Garage
- Low Maintenance Garden
- Open Plan Living

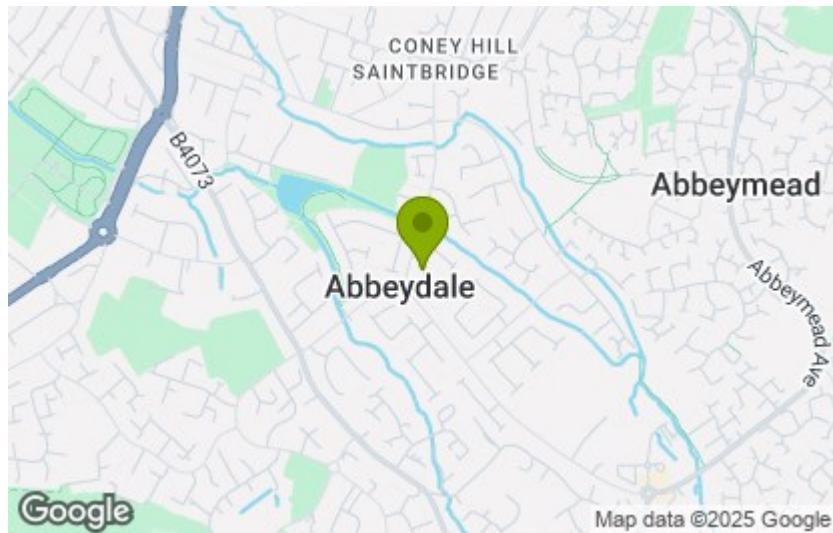
Approx Gross Internal Area
103 sq m / 1109 sq ft



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		71	82
EU Directive 2002/91/EC			

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



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