



7 Little Elmbridge, Gloucester, GL2 0HH

Offers Over £280,000

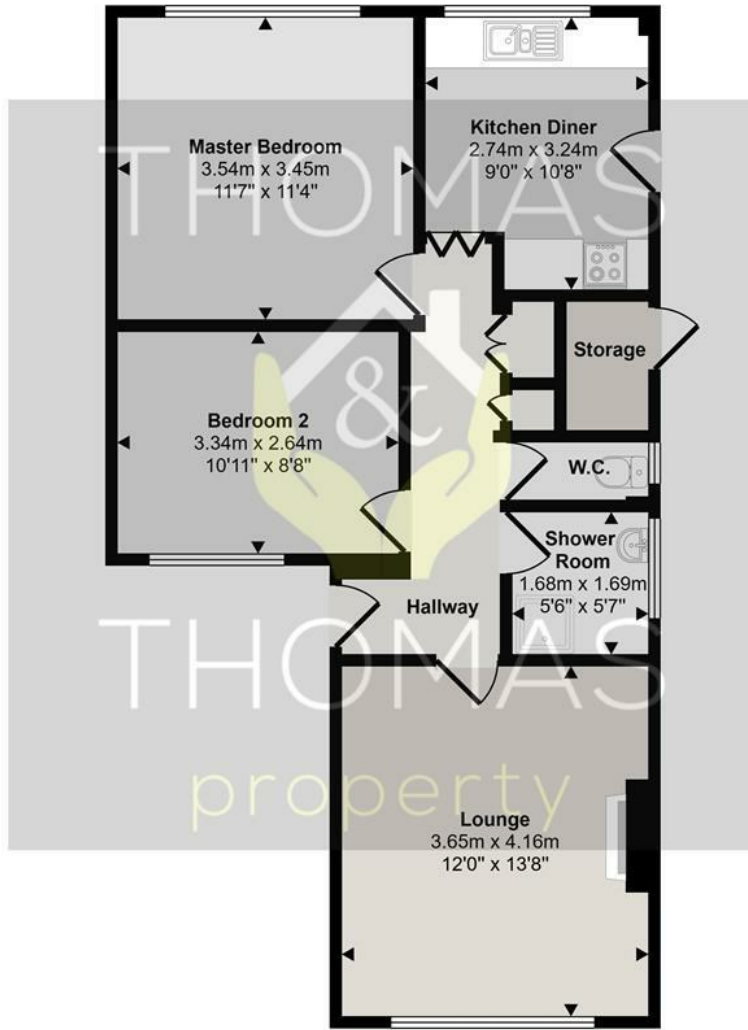
Thomas and Thomas are pleased to bring to the market this very well presented two double bedroom, semi detached bungalow located on Little Elmbridge, Longlevens. The property is offered to the market CHAIN FREE.

Briefly comprising of: Entrance hall, good sized lounge space, shower room with separate toilet next door. There are two double bedrooms, the larger one benefiting from built in storage. The kitchen is located to the back of the property, with room for a breakfast table, and overlooking the well maintained private garden.

The property further benefits from off road parking, car port and outside storage.

- Chain Free Bungalow
- Two Double Bedrooms
  - Separate Lounge
- Off Road Parking & Car Port
- Private Enclosed Garden
  - Longlevens Location

Approx Gross Internal Area  
60 sq m / 649 sq ft



Floorplan

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		



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