



3 Oswald Drive, Gloucester, GL2 9FW

Asking Price £245,000

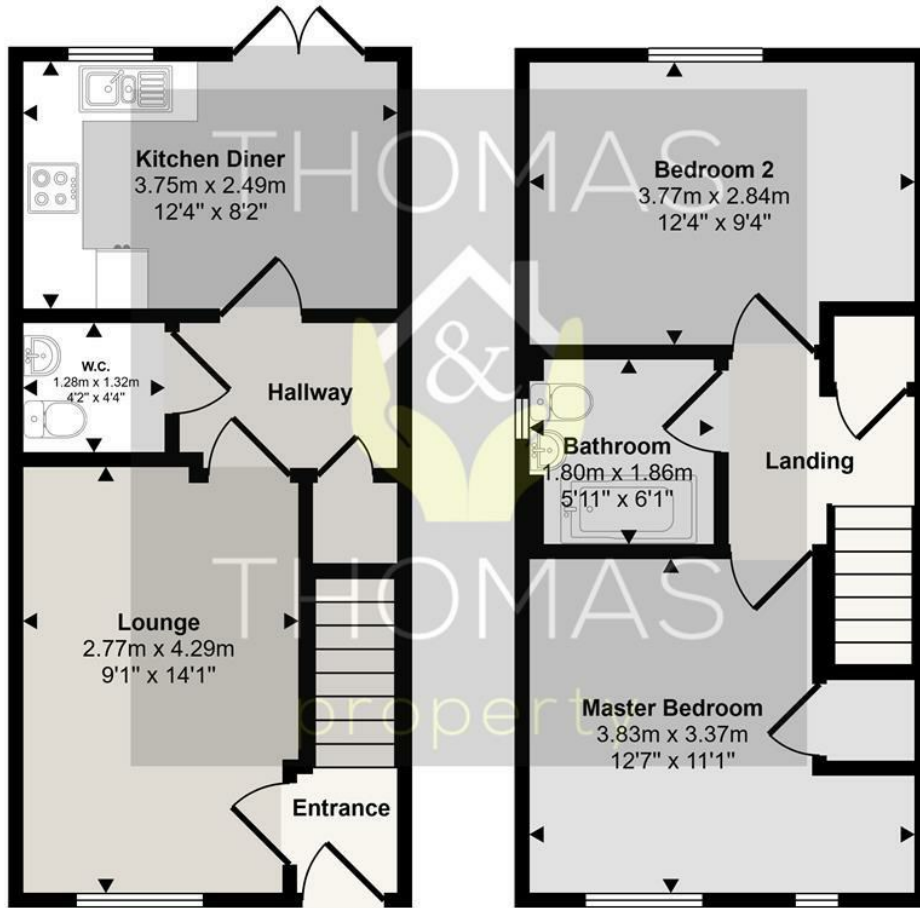
Thomas and Thomas are pleased to present this modern two bedroom home located in Longford. This would make the ideal first home or investment property.

- Two Double Bedrooms
- Off Road Parking for Two Cars
- Modern Throughout
 - Downstairs WC
 - Enclosed Garden
- Perfect First Home or Investment

Comprising of: Entrance Hall leading to the good sized lounge and downstairs WC. The open plan kitchen / diner is located to the rear of the property and has double doors leading out to the low maintenance garden.

Upstairs there are two double bedrooms, the larger benefiting with a built in storage cupboard. Finally a family bathroom with shower over bath.

Approx Gross Internal Area
63 sq m / 682 sq ft



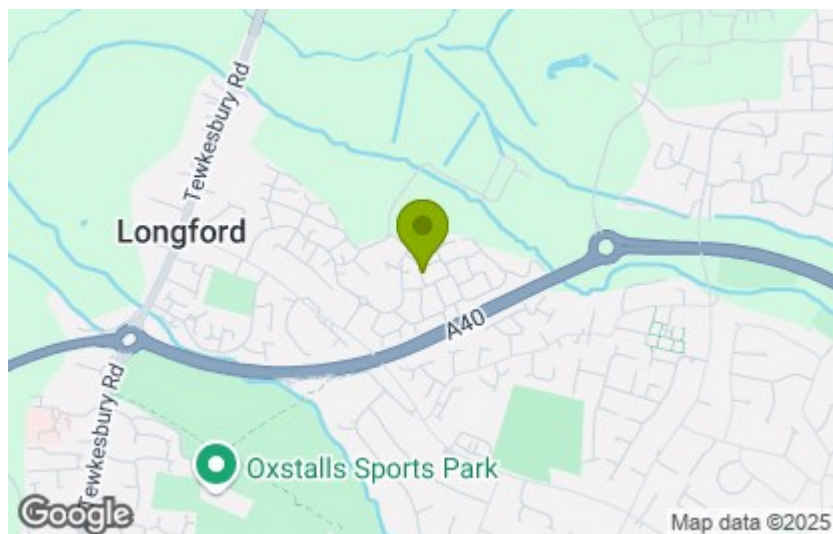
Ground Floor
Approx 32 sq m / 340 sq ft

First Floor
Approx 32 sq m / 343 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			96
(81-91) B		82	
(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			
(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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