



89 Reservoir Road, Gloucester, GL4 6SZ

Asking Price £280,000

Thomas and Thomas are pleased to present this three bedroom extended family home offered to the market CHAIN FREE!

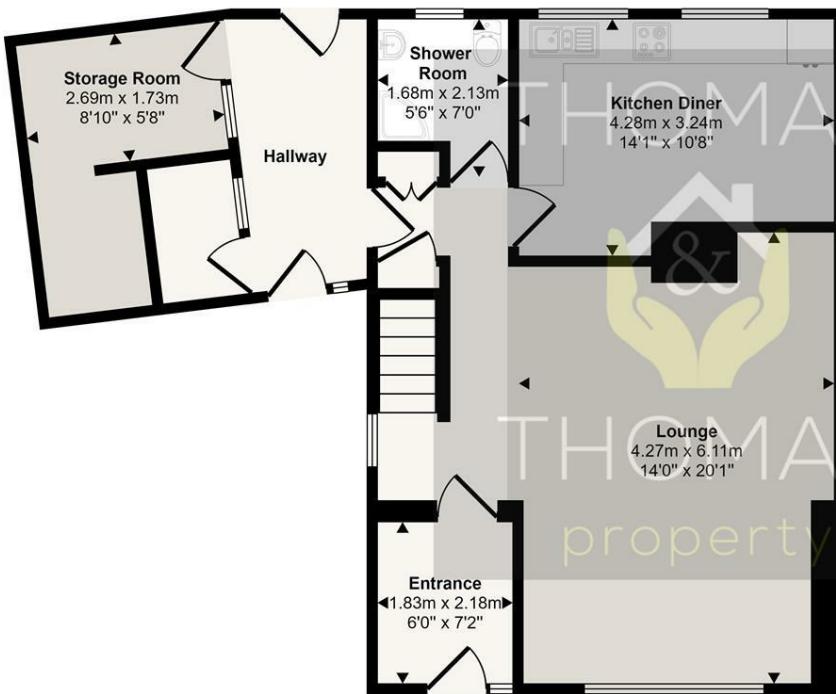
Comprising of: Entrance hall leading to the good size lounge area, the kitchen / diner with ample cupboard storage and room for dining table. There is also a downstairs shower room. The size of the property has been extended to create a storage room and additional entrance, leading through to the back garden.

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

Outside there is a generous garden which benefits from rear access and to the front of the property off road parking for at least two cars. Full virtual tour available.

- Three Bedrooms
- Semi Detached
- Chain Free
- Two Bathrooms
- Large Garden
- Off Road Parking

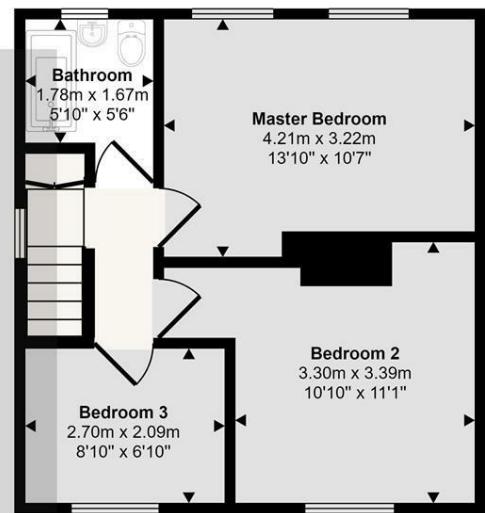
Approx Gross Internal Area
112 sq m / 1209 sq ft



Ground Floor

Approx 72 sq m / 780 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.

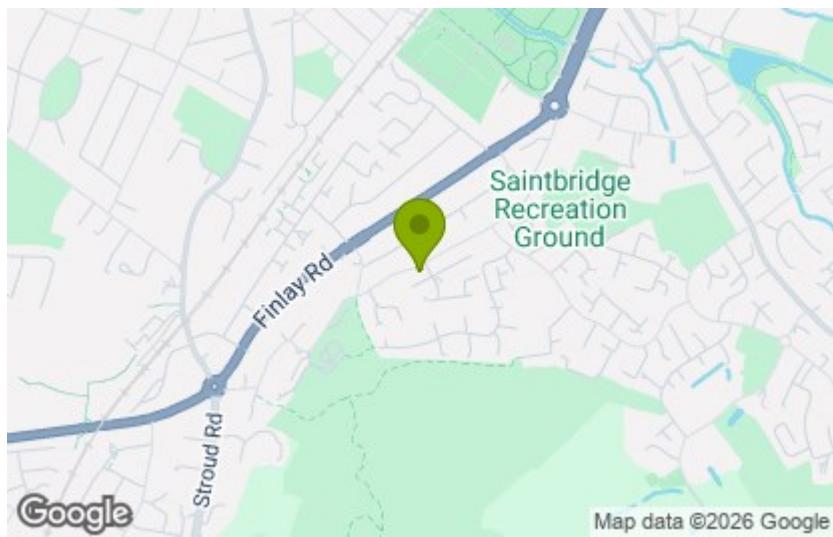


First Floor

Approx 40 sq m / 429 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.