

**24 Park Avenue, Gloucester, GL2 0DZ**

**Offers Over £340,000**

Thomas and Thomas are pleased to present this three bedroom family home located on a generous corner plot and offered to the market **CHAIN FREE!**

Briefly comprising of: Porch leading to the entrance hall. To the right is the good sized conservatory which opens out to the private enclosed garden. There is a generous sized lounge / diner that leads to the extended kitchen which has ample cupboard space and room for all appliances. To the back of the kitchen is an older style conservatory, mainly used for storage.

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

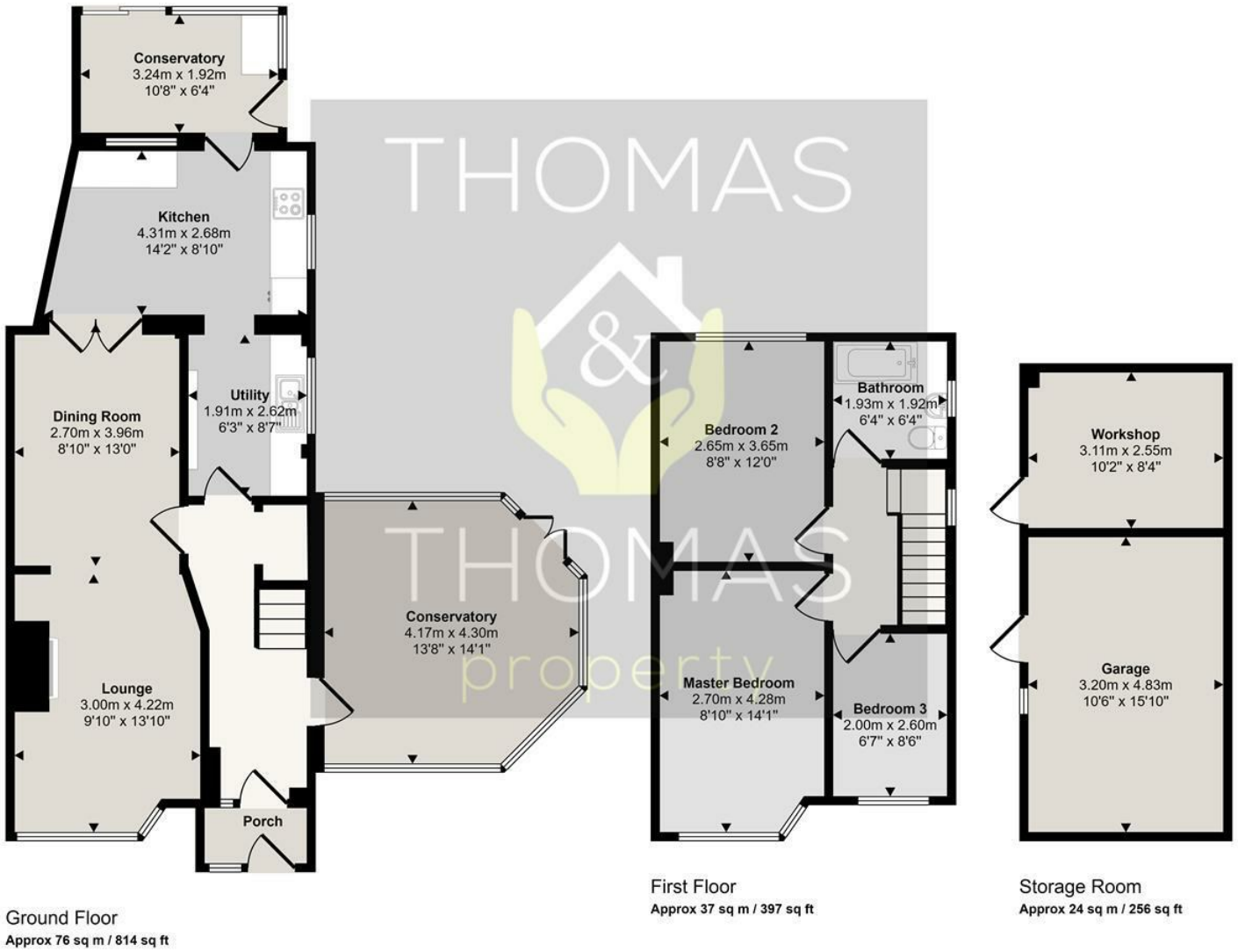
Outside there is driveway parking to the front and back of the house with an outside storage shed.

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

- Chain Free
- Three Bedrooms
- Semi Detached & Extended
- Conservatory
- Corner Plot
- Off Road Parking



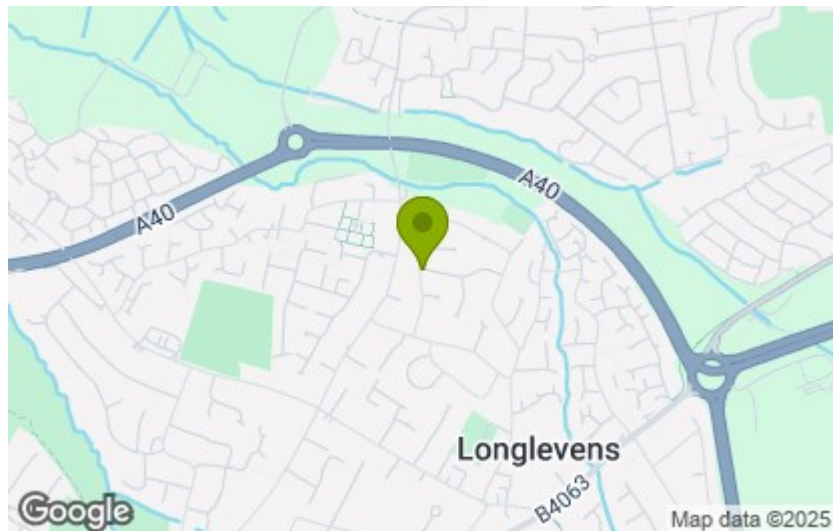
Approx Gross Internal Area  
136 sq m / 1467 sq ft



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	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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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