



THOMAS



## 23 Vickers Close, Gloucester, GL3 1FJ

Asking Price £252,500

Welcome to this charming semi-detached house located in the desirable area of Innsworth, Gloucester. This modern home offers a perfect blend of comfort and convenience, making it an ideal professionals seeking easy access to the city.

As you enter, you will be greeted by a bright and airy open-plan layout that seamlessly connects the modern fitted kitchen to the spacious living room. This design creates an inviting atmosphere, perfect for entertaining guests or enjoying quality time with family. The kitchen is well-equipped, providing ample space for culinary creativity.

The property boasts two generously sized double bedrooms, each designed to offer a peaceful retreat. These rooms are serviced by a contemporary bathroom & down stairs cloakroom, ensuring that your daily routines are both comfortable and stylish.

Step outside to discover the enclosed garden, which features a lovely patio area and a well-maintained lawn. This outdoor space is perfect for summer barbecues, gardening, or simply relaxing in the fresh air.

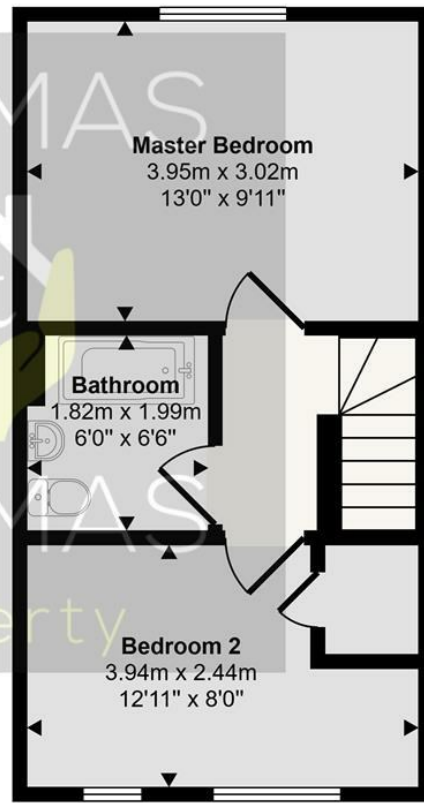
Additionally, the property includes a driveway with space for two vehicles, providing the convenience of off-road parking. Situated on the north side of Gloucester, this home offers excellent commuter access, making it easy to reach nearby towns and cities.

- Modern open plan living
- Two double bedrooms
- Fitted modern kitchen
- Modern bathroom & cloakroom
  - Enclosed garden
- Driveway parking for 2 cars

Approx Gross Internal Area  
60 sq m / 651 sq ft



Ground Floor  
Approx 30 sq m / 323 sq ft

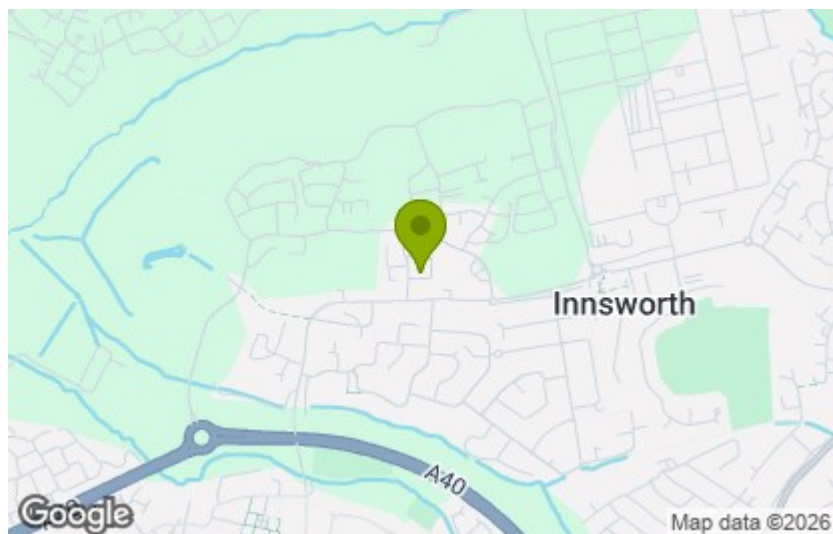


First Floor  
Approx 30 sq m / 328 sq ft

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		98
(81-91) B	84	
(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	



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