



## 3 Headley Court, Gloucester, GL2 2BN

Offers Over £300,000

Immaculate three bedroom home located in Kingsway, just a short distance from local amenities and transport links. Having been updated by the current owner, including two new bathrooms, this home is ready to move into.

Briefly comprising of: Entrance hall with WC and storage cupboard. The dining room is located next to the kitchen, with beautiful bay window and ample space for a large family dining set.

The beautiful modern kitchen is equipped with all integrated appliances including fridge / freezer, induction hob, extractor hood, washing machine, dishwasher and double oven, with the top half being a combination microwave oven. There is a single door leading out to the garden. The 15ft lounge area is perfect for entertaining or a cosy family space, with double doors opening again on to the garden.

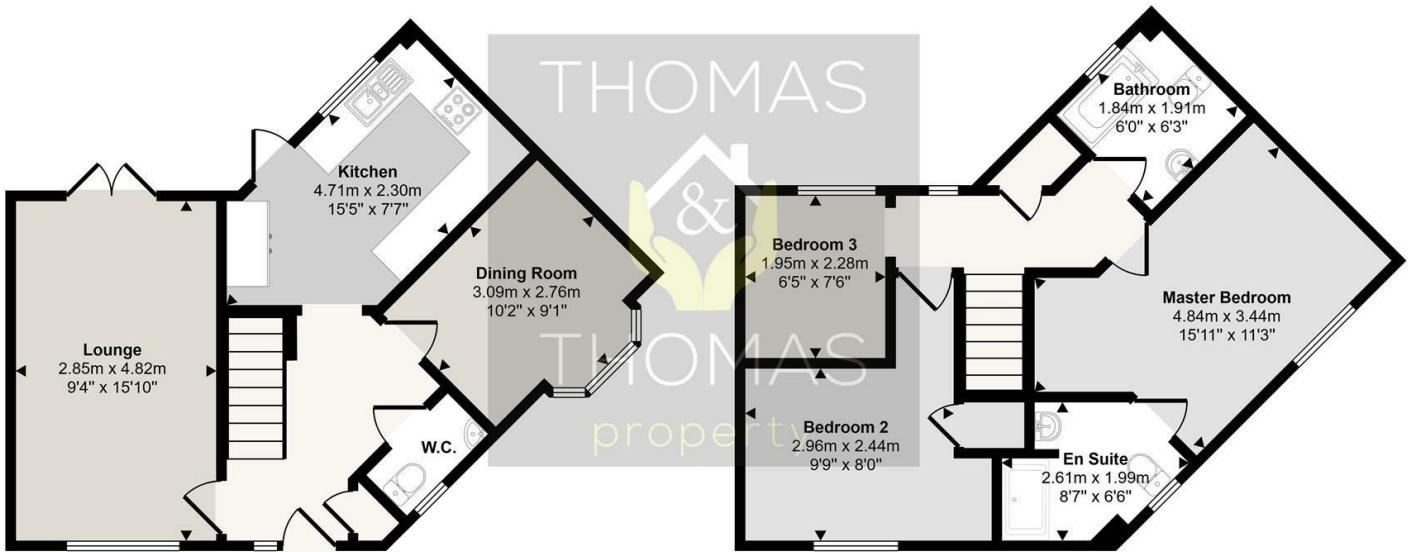
Upstairs there are three bedrooms, two of which are good sized doubles and a family bathroom with shower over. The master benefits from a modern newly fitted shower room.

To the rear of the property is the enclosed garden with patio and grass space, as well as a gate leading to the garage and allocated parking space.

Please take a look around our virtual tour and book your viewing today.

- Well Presented Three Bedroom Home
- Kingsway Location
- Garage & Parking
- Newly Fitted En Suite & Family Bathroom
- Modern Kitchen with Separate Dining Room
- Enclosed Garden with Patio & Grass Area

Approx Gross Internal Area  
84 sq m / 910 sq ft



#### Ground Floor

Approx 42 sq m / 451 sq ft

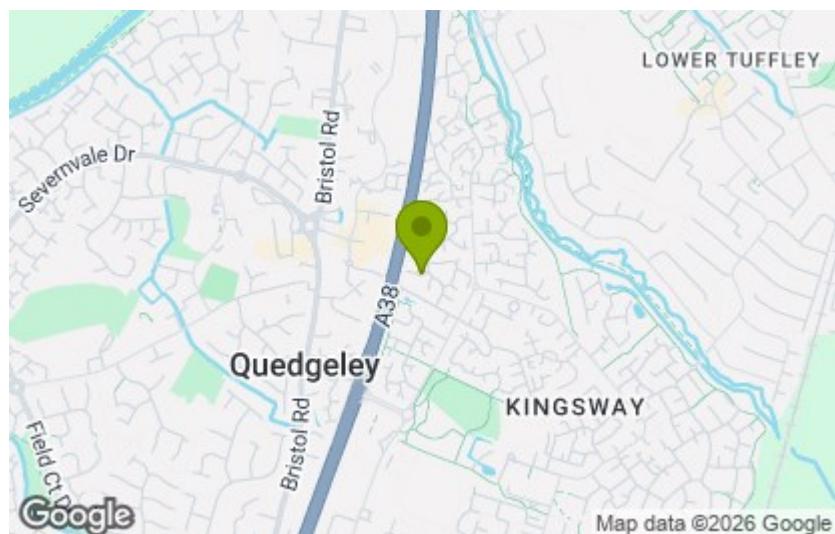
#### First Floor

Approx 43 sq m / 459 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	



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