



**30A Weston Road, Gloucester, GL1 5AU**

**Asking Price £275,000**

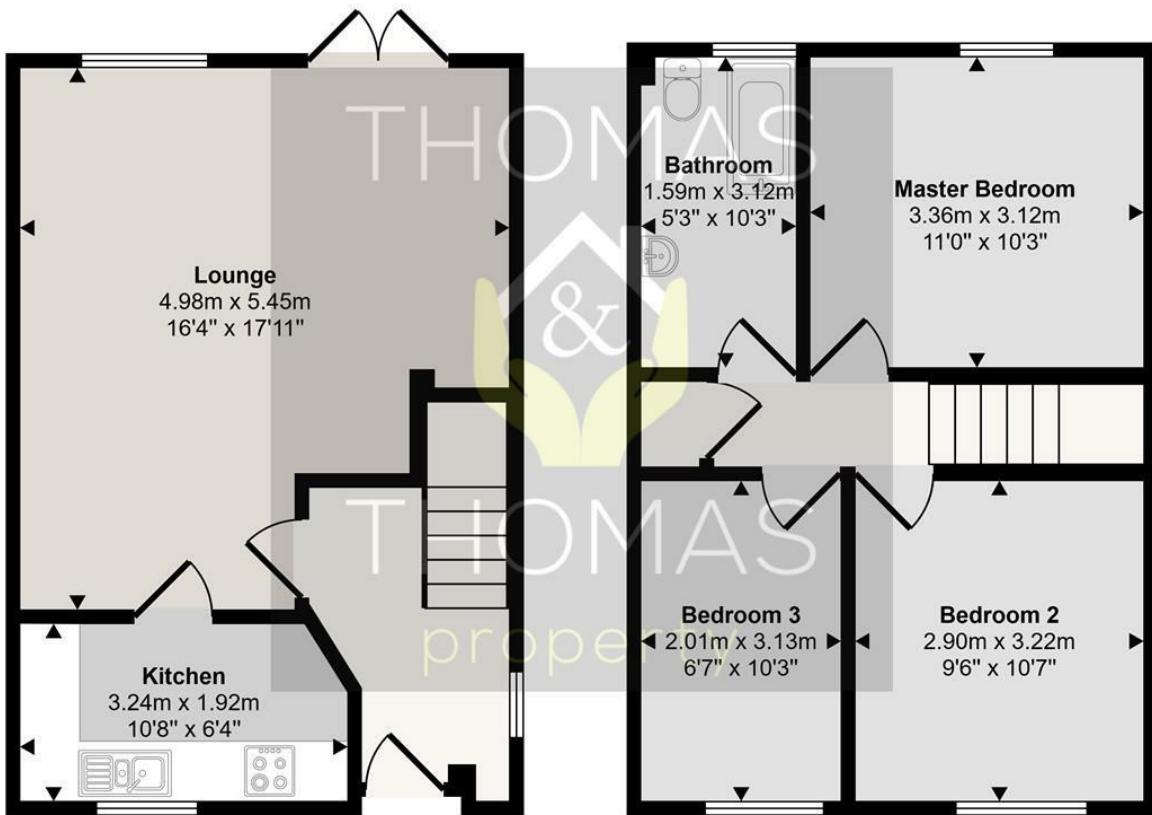
Weston Road is located on the outskirts of Gloucester City Centre within a short walk to Gloucester Quays, The Docks and other amenities to include Primark School and shops.

The accommodation briefly comprises, an entrance hall, kitchen and open plan lounge/dining room which looks out onto the well maintained private garden with patio area. Upstairs are three very spacious bedrooms and a bathroom.

The property also benefits from gated side access and a driveway with a garage which is a rarity for a property based in a such a central location

- Off Road Parking
- Garage
- Three Bedrooms
- Spacious Living Room
- Generous Enclosed Garden
- Walking Distance To Amenities

Approx Gross Internal Area  
74 sq m / 800 sq ft



### Ground Floor

Approx 37 sq m / 393 sq ft

### First Floor

Approx 38 sq m / 407 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	84	55
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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