

46 Innsworth Lane, Gloucester, GL2 0DE

Offers Over £300,000

Thomas and Thomas are pleased to present this good-sized family home located in the popular Longlevens area, close to local schools, amenities and bus routes. This property is in need of some updating but would make the ideal family home and offered to the market CHAIN FREE.

Briefly comprising of: Porch leading into the entrance hall, open plan lounge / diner with patio doors out to the garden. The galley style kitchen provides plenty of storage space and room for freestanding appliances.

Upstairs there are two double bedrooms, a single bedroom and family bathroom that has been turned into a wet room.

Further benefits include large driveway and semi-detached garage located within the back garden.

- Three Bedrooms
 - Chain Free
- Driveway Parking
- Detached Garage
- Enclosed Garden
- Longlevens Location

Approx Gross Internal Area
73 sq m / 782 sq ft

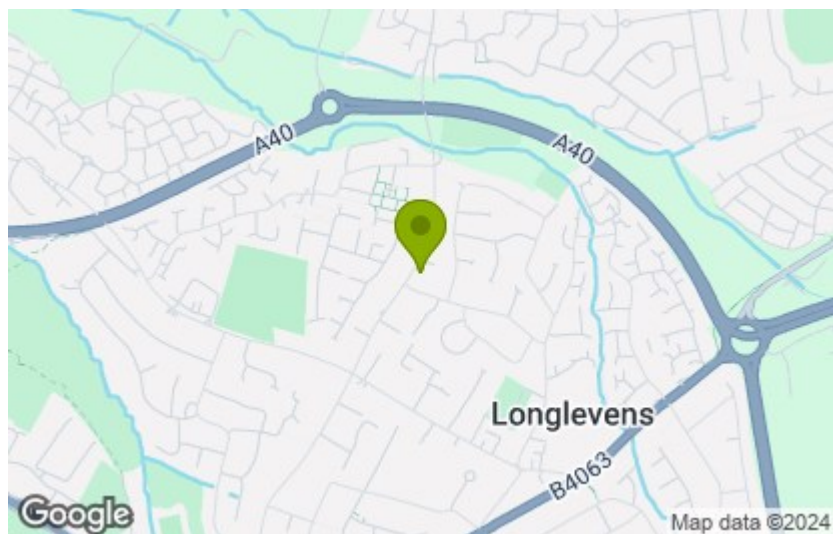


Ground Floor
Approx 37 sq m / 403 sq ft

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		84
(81-91) B		
(69-80) C	69	
(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



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