



38 Clock Tower Road, Gloucester, GL2 9FP

Offers Over £380,000

A spacious family home which is located within a small development of Longford and presented in excellent decorative order.

Internally the accommodation comprises, an entrance hall, two separate reception rooms, one being a lounge and the other is currently used as a formal dining room. Across the rear aspect, almost spanning the full width of this property is an open plan kitchen/breakfast room where there is room for an additional dining table or sofa. The ground floor is completed with a separate utility space and a downstairs wc.

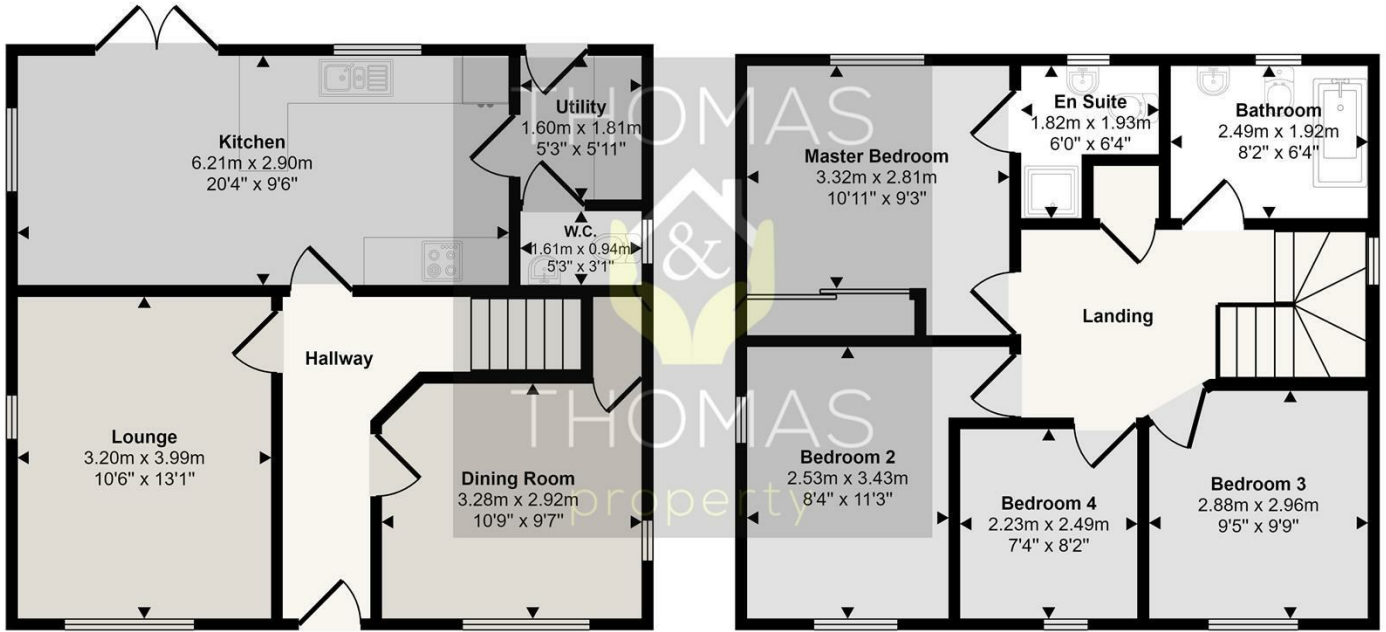
Upstairs there are four spacious bedrooms where the master benefits from en-suite shower facilities and a family bathroom.

Externally to the side aspect is a single garage with driveway parking for two vehicles, gated side access which then leads through to its enclosed rear garden which is mostly laid to lawn, bounded by fencing and partially laid to patio.

A full virtual tour can be found online, so please enquire for further information and to arrange your viewing.

- Four Bedrooms
- En-Suite To Master
- Open Plan Kitchen/Breakfast Room
- Two Reception Rooms
- Garage With Driveway
- Very Well Presented

Approx Gross Internal Area
112 sq m / 1202 sq ft



Ground Floor
Approx 56 sq m / 602 sq ft

First Floor
Approx 56 sq m / 600 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		93
(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 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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