



## 22 Redding Close, Gloucester, GL2 4FT

Offers Over £140,000

Ground floor chain free maisonette with its own private entrance, this property commands a generous plot, providing ample outdoor space and a sense of privacy.

Upon entering, you are welcomed into a spacious entrance hall that leads into an open plan lounge diner, which is bathed in natural light thanks to the patio doors that seamlessly connect the indoor space to the enclosed rear garden. This inviting area is perfect for both relaxation and entertaining, making it an ideal setting for gatherings with family and friends.

An elegant archway leads you from the lounge diner into a modern fitted kitchen, which is well-equipped for all your culinary needs. The layout is both functional and stylish, ensuring that cooking is a pleasure rather than a chore.

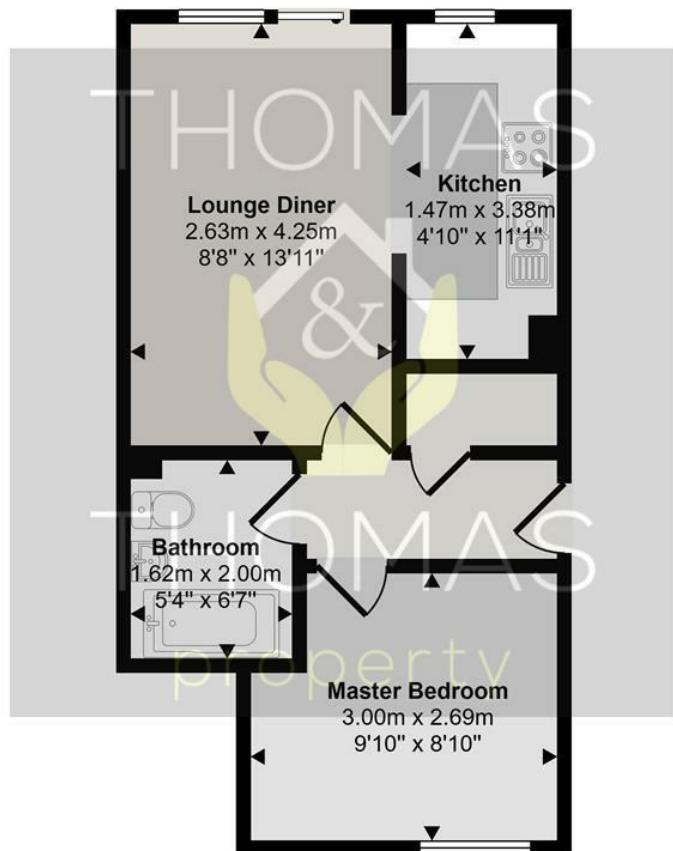
The property features one comfortable double bedroom, providing a peaceful retreat at the end of the day. The bathroom is well-appointed, catering to all your daily needs.

The enclosed rear garden is a delightful addition, complete with a patio area and a shed for extra storage and side access to your very own parking space for easy living.

Situated in Quedgeley, this maisonette benefits from excellent access to local amenities and commuter routes, making it a practical choice for those who value convenience.

- Chain free property
- Ground floor maisonette
- Garden & Parking
- Open plan lounge diner
- Modern fitted kitchen
- Own entrance

Approx Gross Internal Area  
33 sq m / 351 sq ft

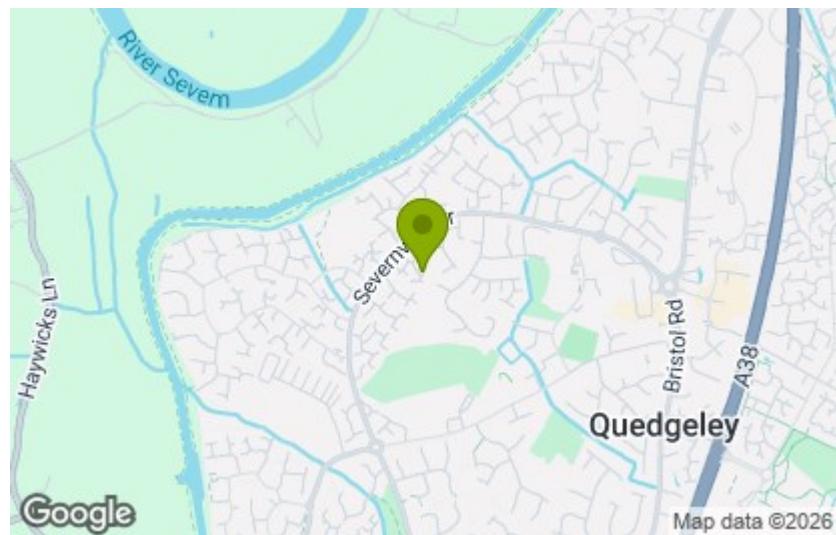


Floorplan

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		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	

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		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	



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