



**15 Grebe Close, Gloucester, GL4 4XL**

**Asking Price £254,995**

Thomas and Thomas are pleased to present this family home in the popular Abbeydale location, which has been extended to add a fourth bedroom.

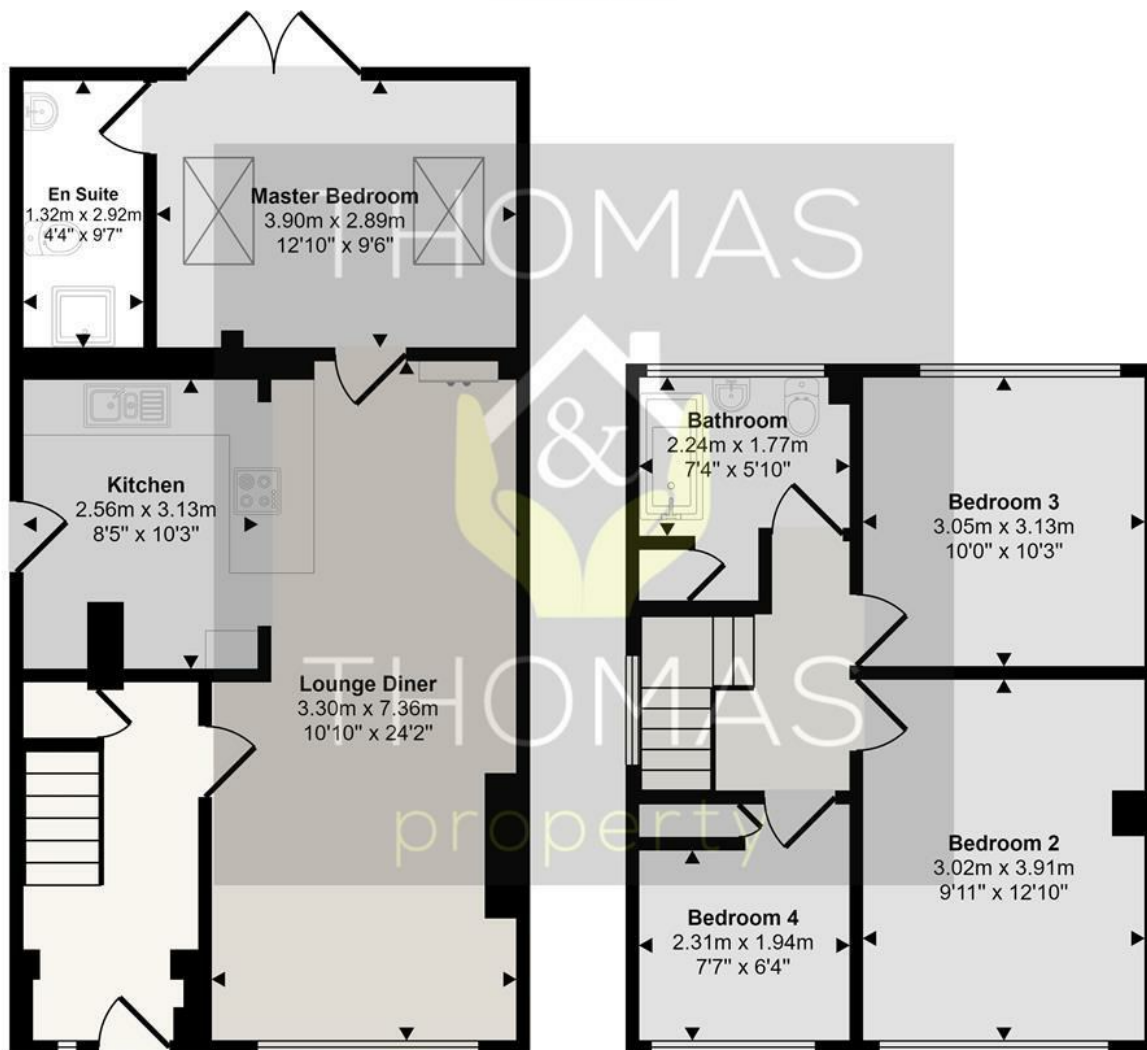
Briefly comprising of: Entrance hall leading to the open plan lounge / diner / kitchen with breakfast bar. To the rear of the house is the fourth bedroom with en suite and patio doors leading into the garden. Upstairs there are two double bedrooms, a single bedroom and family bathroom with shower over bath.

Outside is the private enclosed garden with the converted garage which is now a garden room.

- Four Bedrooms
- Extended
- En Suite & Family Bathroom
- Garage Conversion
- Enclosed Garden
- Abbeydale Location



Approx Gross Internal Area  
95 sq m / 1020 sq ft



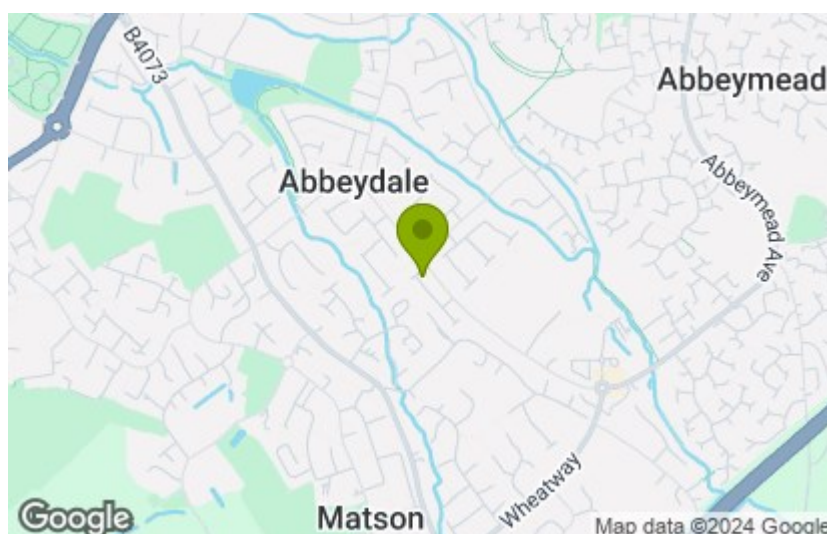
**Ground Floor**  
Approx 56 sq m / 600 sq ft

**First Floor**  
Approx 39 sq m / 420 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	73	85
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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