



**49 Sebert Street, Gloucester, GL1 3BS**

**Asking Price £220,000**

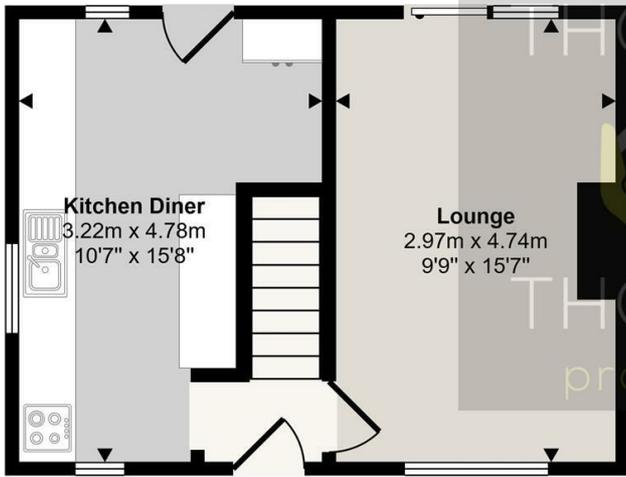
Thomas and Thomas are pleased to present this two bedroom family home located in central Gloucester, just off Kingsholm Road.

Comprising of: Entrance hall leading to the modern kitchen / diner and lounge. Upstairs there are two bedrooms, one is a good sized double and finally a modern family bathroom with shower over bath.

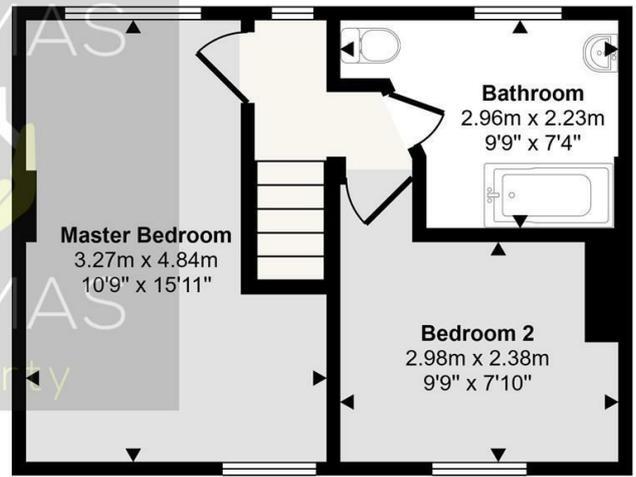
Outside is a good sized garden and to the front driveway parking for two cars.

- Two Bedrooms
- Semi Detached
- Well Presented
- Large Garden
- Driveway Parking
- Central Location

Approx Gross Internal Area  
61 sq m / 653 sq ft



Ground Floor  
Approx 30 sq m / 325 sq ft



First Floor  
Approx 30 sq m / 328 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	
	81
	56
Not energy efficient - higher running costs	
England & Wales	
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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