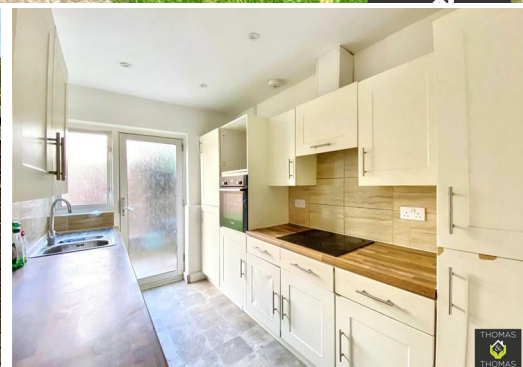




## 13 Orchard Close, Gloucester, GL2 9BB

Asking Price £160,000

Chain free, ground floor 2 bed maisonette with garden & parking, located down a small cul-de-sac with its own private entrance, providing a sense of seclusion while being just a stone's throw from the vibrant city centre of Gloucester.

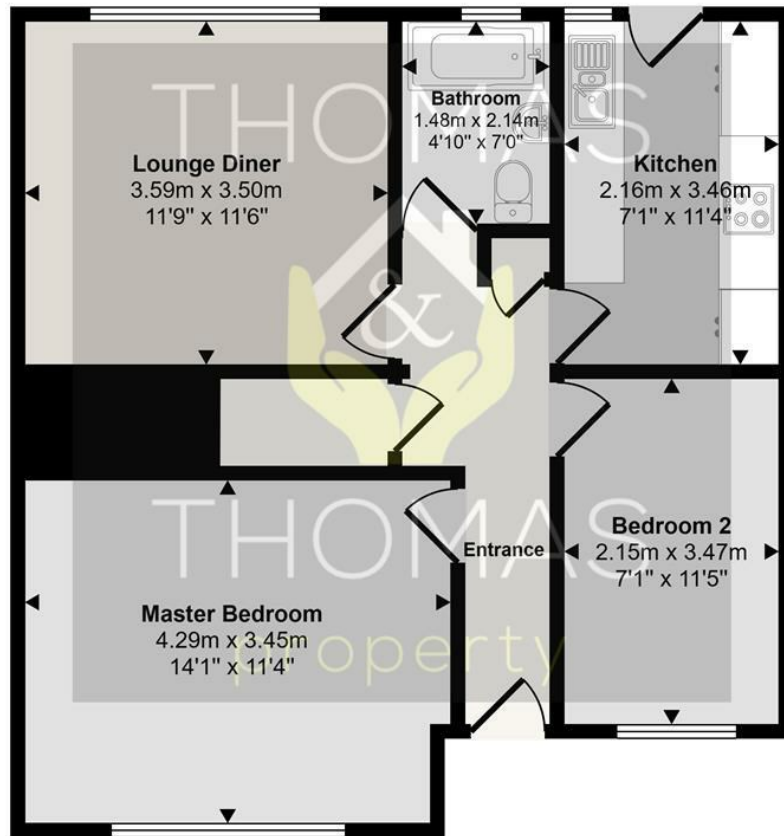
Upon entering, you are welcomed into a spacious living diner, a bright and airy space perfect for relaxation and entertaining. This inviting area overlooks the front driveway, allowing for a pleasant view and natural light to flood the room. The maisonette features two generously sized double bedrooms, providing ample space for rest and personalisation. These bedrooms are well-served by a modern shower room, designed with contemporary fittings to enhance your daily routine.

One of the standout features of this property is the secure garden, which can be accessed conveniently from the kitchen. This outdoor space is ideal for enjoying the fresh air, gardening, or simply unwinding after a long day. Additionally, the maisonette is situated on a small cul-de-sac, ensuring a peaceful environment, and it comes with the added benefit of driveway parking, making it easy for you and your guests to come and go.

This chain-free property presents an excellent opportunity for first-time buyers, downsizers, or investors looking for a low-maintenance home in a desirable location. With its appealing features and proximity to local amenities, this maisonette is a must-see for anyone seeking a comfortable living space in Gloucester.

- Chain free
- Ground floor Maisonette
  - Two bedroom
  - Garden
  - Parking
- Cul-de-sac location

Approx Gross Internal Area  
55 sq m / 597 sq ft

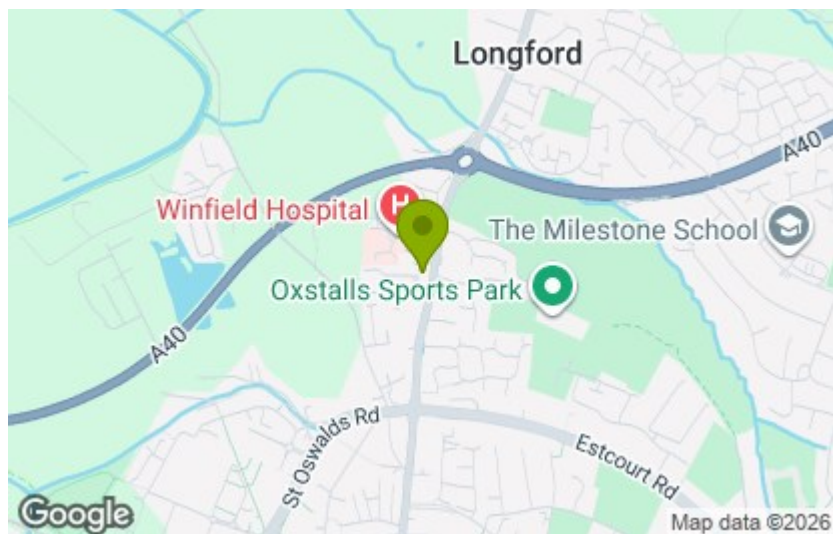


Floorplan

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 |         |           |
| England & Wales                             | 66      | 76        |
| 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                                         |         |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.