



8a Hawthorne Close, Gloucester, GL3 4GX

Asking Price £240,000

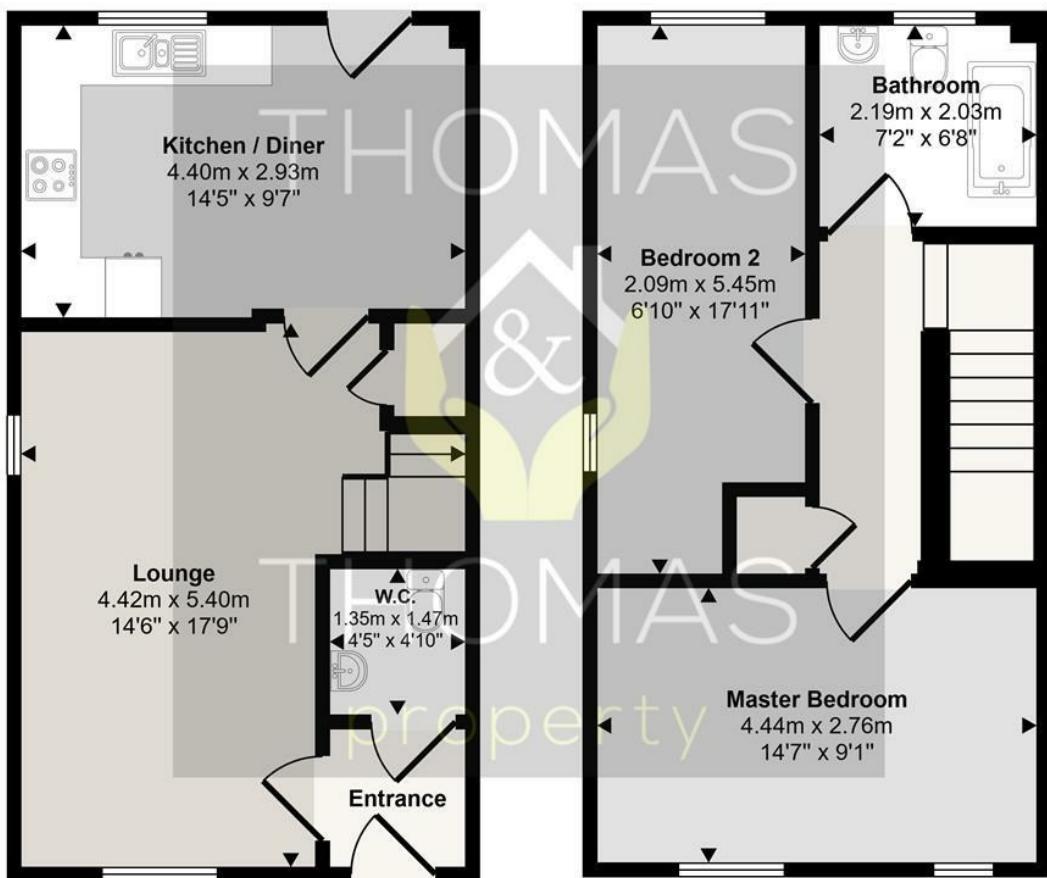
Thomas and Thomas are pleased to present this immaculate two double bedroom home located on the popular Coopers Edge development. Finished to a high standard throughout, this would make the ideal first home.

Briefly comprising of: Entrance hall with WC, good sized lounge with double aspect window creating plenty of light. The kitchen / diner is located towards the back of the house with fitted gas hob, electric oven and room for freestanding appliances. There is also room for a dining table. The french patio doors lead out to the private enclosed garden with patio area, shed and side access to the driveway.

Upstairs there are two good sized double bedrooms, both benefiting from room with plenty of storage. Finally, the modern family bathroom with shower over bath.

- Two Double Bedrooms
- Modern Throughout
- Kitchen / Diner
- Family Bathroom & WC
- Private Enclosed Garden
- Driveway Parking for Two

Approx Gross Internal Area
75 sq m / 804 sq ft



Ground Floor

Approx 37 sq m / 403 sq ft

First Floor

Approx 37 sq m / 401 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		
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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