



97 Innsworth Lane, Gloucester, GL2 0TT

Asking Price £360,000

Thomas and Thomas are pleased to present this substantial five bedroom family home which has been extended by the current owners and offered to the market chain free.

Briefly comprising of: Porch leading to the entrance hall, a downstairs wet room, two reception rooms and galley style kitchen and utility, leading out to the enclosed garden with side access.

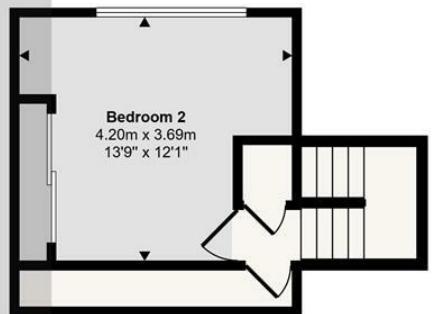
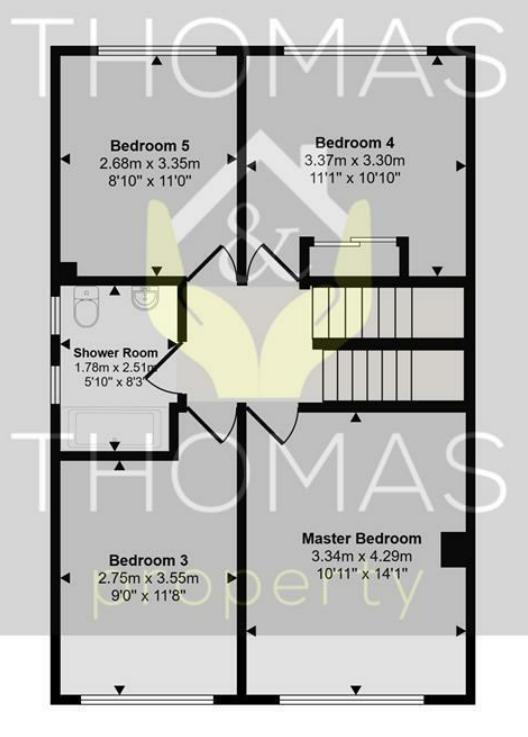
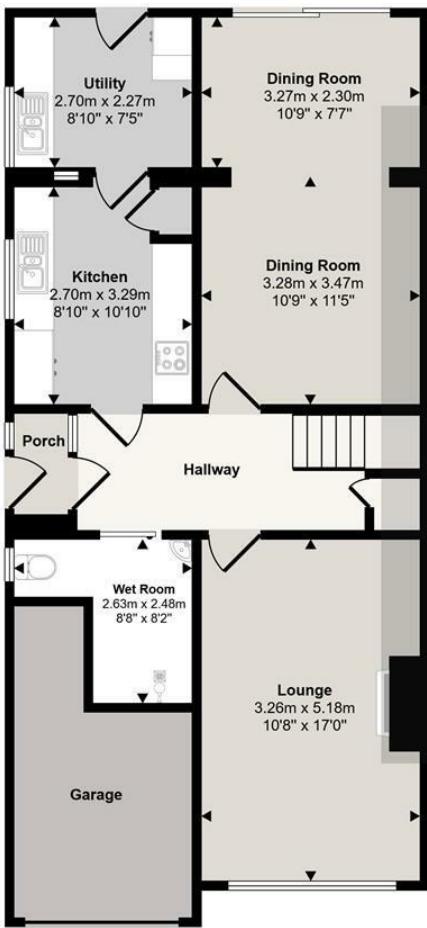
On the first floor there are four bedrooms, including the master, and the second bathroom with walk in shower. On the top floor is the fifth and final bedroom with an additional storage room making good use of the eaves.

To the front of the property is the garage and parking for at least three cars. Further benefitting from solar panels along with battery storage and these are owned outright, not leased

This would make a lovely family home, located close to local shops, amenities and bus routes. Please take a look around our virtual tour today and call to book your viewing on 01452 348208.

- Chain Free
- Five Bedrooms
- Extended
- Two Bathrooms
- Garage and Driveway Parking
- In Need Of Modernisation

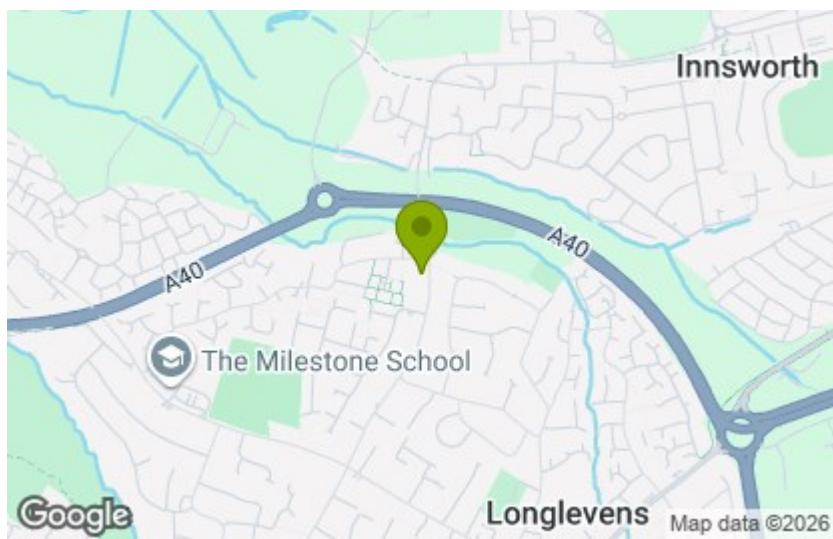
Approx Gross Internal Area
164 sq m / 1765 sq ft



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	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.