



Flat 15 8 Hobbs Way, Gloucester, GL2 5SF

Offers Over £235,000

Thomas and Thomas are pleased to present this well proportioned two bedroom flat located on the second floor at the popular Hobbs Way development.

Comprising of: Entrance hall will large storage cupboard and family bathroom with shower over bath. To the right is the good sized main bedroom with modern tiled en suite shower room. Bedroom two is also a good sized double, currently used as an office.

The open plan kitchen / diner / living room benefits from french doors looking out across the development and integrated appliances in the kitchen.

- Two Double Bedrooms
- Main Bathroom and En Suite Shower Room
- Kitchen / Diner / Living Area
- Integrated Appliances
- Lift Access
- Central Location

| 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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