



## 25 Godwine Drive, Gloucester, GL2 9GA

Asking Price £310,000

Situated on a quiet residential street, Godwine Drive offers a well-presented and comfortable home ideal for families, first-time buyers, or investors alike. The property benefits from a bright and welcoming interior, having been recently redecorated throughout, a home that's ready to move in to! You will further benefit from 3 years left on the NHBC warranty.

Briefly comprising of: Entrance hall leading into the good size lounge with hard flooring throughout downstairs, making things easy for everyday living. There is a downstairs cloakroom and additional storage cupboard. To the back of the house is the very well presented kitchen / diner with integrated oven and dishwasher as well as room for all additional appliances. This looks out onto the low maintenance garden, with patio and grass space, further benefiting from a side gate, leading to the driveway parking for two cars.

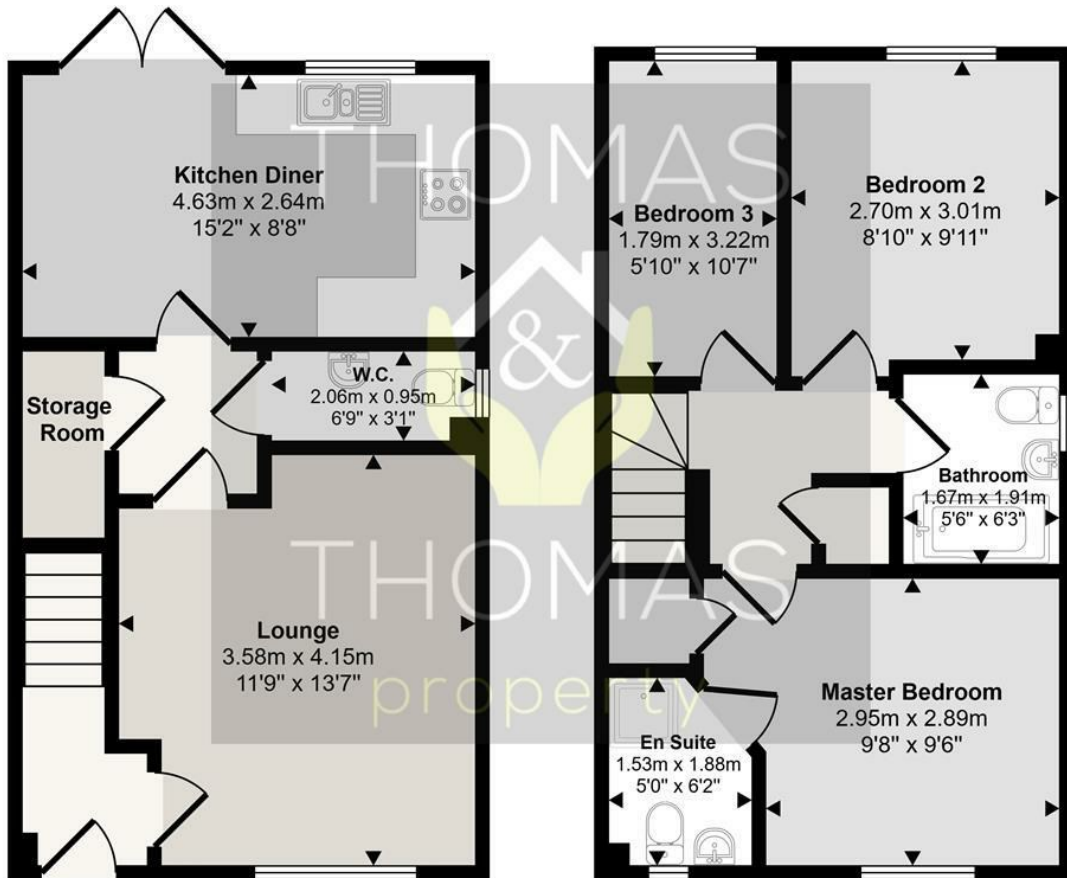
Upstairs are three well proportioned rooms, two of which are good sized doubles. The family bathroom is equipped with shower over bath and finally an en suite off the master, with standalone shower cubicle.

This is a lovely family home, ready to move into. Please give us a call to arrange your viewing.

- Chain Free
- Three Bedroom Semi Detached
- Driveway Parking
- Family Bathroom, En Suite & Downstairs WC
- Recently Redecorated
- Enclosed, Low Maintenance Garden



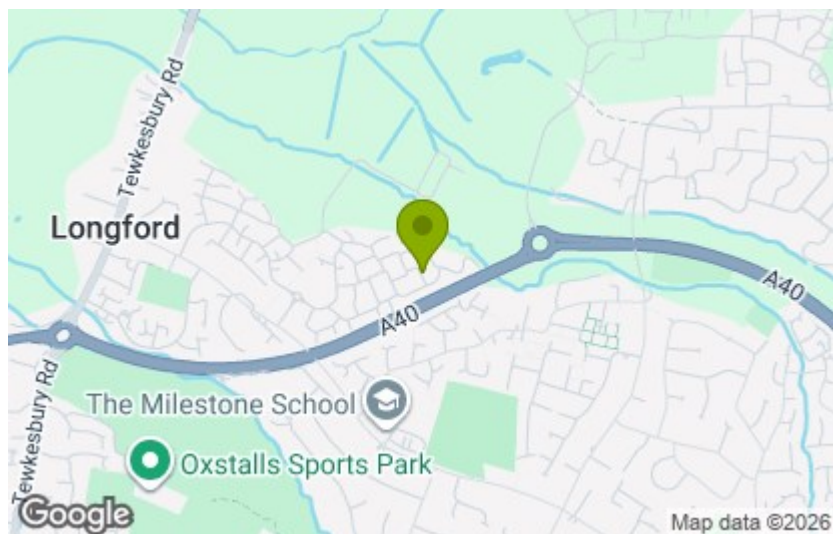
Approx Gross Internal Area  
75 sq m / 805 sq ft



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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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