



## 2 James Way, Gloucester, GL3 3TE

Asking Price £370,000

A beautifully presented home situated in the highly sought-after suburb of Hucclecote, located in a quiet residential setting, the property is within easy reach of excellent local schools, shops, parks, and transport links, including convenient access to Gloucester city centre, Cheltenham, and the M5 motorway.

The property features a welcoming porch with coat and shoe storage leading in to a bright and spacious living room with feature fireplace. The modern kitchen / diner is the perfect family space, with additional pantry cupboard under the stairs. The conservatory creates an additional reception room, currently used as the dining room and benefitting from electric underfloor heating. Additionally downstairs is the utility room, WC and access to the integral garage.

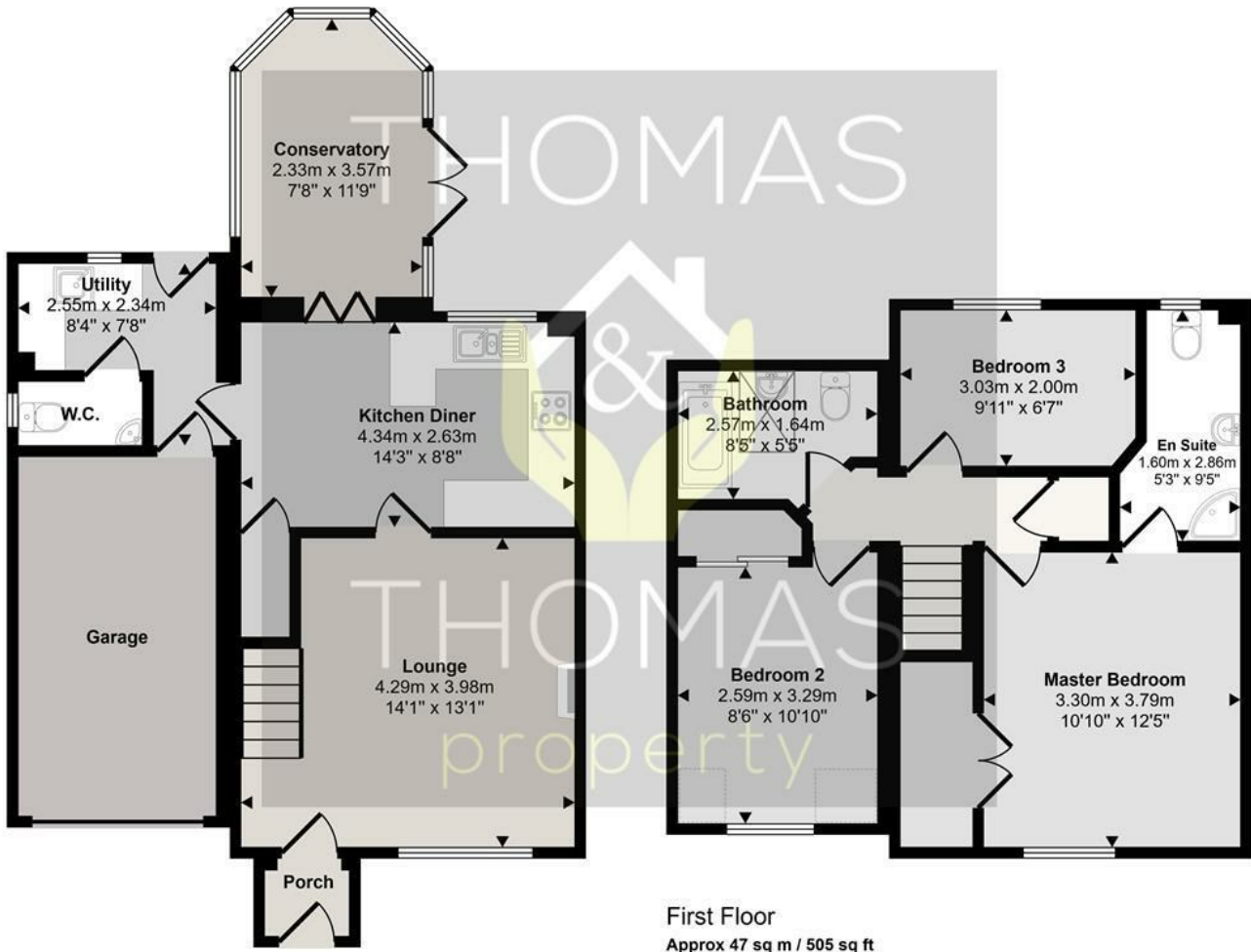
Upstairs are three bedrooms, the master benefitting from an ensuite shower room and large built in wardrobe space. The main family bathroom is a good size, with shower over bath.

Outside, the home benefits from a private enclosed rear garden, perfect for relaxing or entertaining, along with off-road parking for at least two cars as well as additional on street parking.

Overall, a well presented family home with the added benefit of being chain free, making that move even easier!

- Offered to the market chain free
- Good size three bedroom family home
- Driveway parking and garage
- En suite and family bathroom
- Utility room with WC and access to the garage
- A private enclosed garden with side entrance

Approx Gross Internal Area  
107 sq m / 1148 sq ft



Ground Floor  
Approx 60 sq m / 643 sq ft

Denotes head height below 1.5m

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                             | 58      | 70        |
| 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.