



## 72 Sapphire Way, Gloucester, GL3 4FB

Asking Price £335,000

This beautiful family home located in Brockworth is not to be missed. Having been tastefully decorated by the current owner, this show home condition townhouse is ready to move straight into.

Comprising of: Entrance hall with WC and utility space, leading through to the open plan kitchen / diner / lounge space. The kitchen space is equipped with built in oven and cooker, with the remaining appliances freestanding. You will also find an additional storage cupboard under the stairs. The patio doors lead out to the private enclosed garden with patio and grass space as well as rear entrance leading to the garage and additional parking.

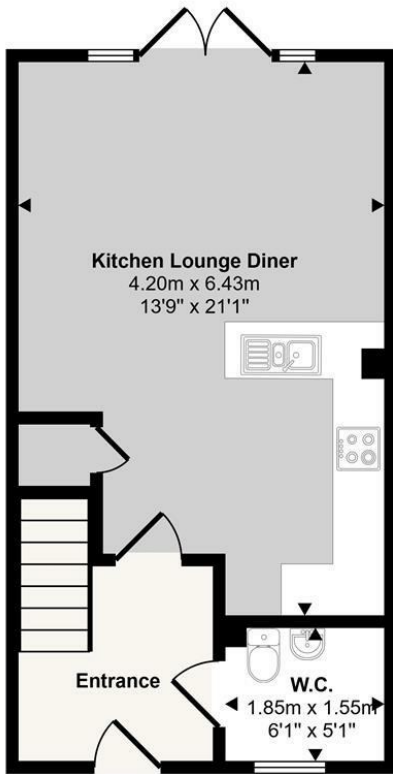
On the first floor is the second bedroom / lounge area with juliet balcony, perfect for those warm summer days. The spa like main bathroom is a tranquil, relaxing space, perfecting for relaxing after a long day. Finally on this floor is the fourth bedroom, currently used as a home office space.

To the top floor is the principle bedroom, equipped with additional storage cupboard and en suite shower room. Finally an additional double bedroom.

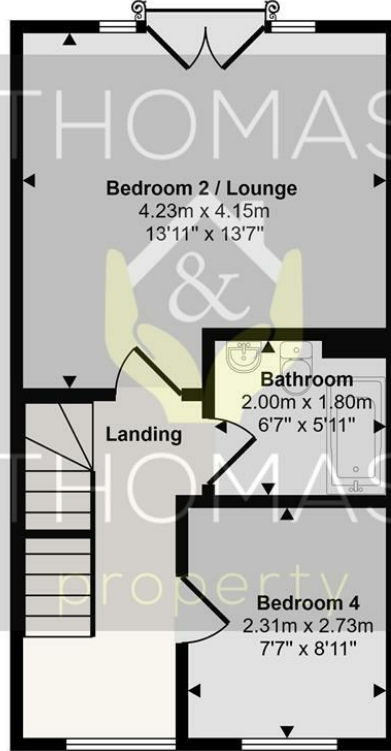
A truly special home which needs to be viewed to be appreciated!

- A versatile three / four bedroom home
- Show home condition
- Driveway parking and separate garage
- WC, en suite to master and family bathroom
- Juliet balcony
- Private enclosed garden

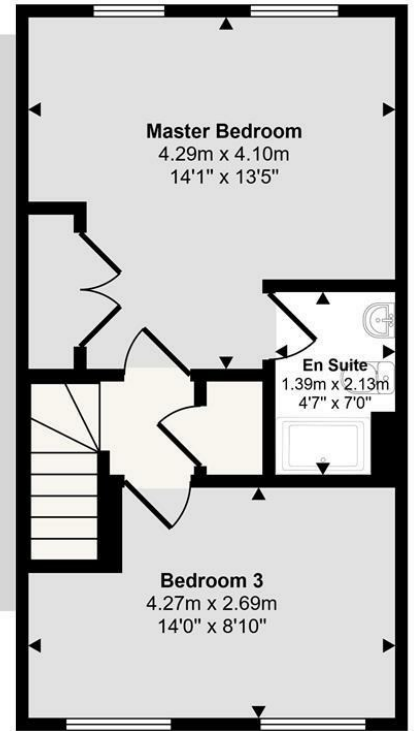
Approx Gross Internal Area  
104 sq m / 1124 sq ft



Ground Floor  
Approx 35 sq m / 372 sq ft



First Floor  
Approx 35 sq m / 375 sq ft



Second Floor  
Approx 35 sq m / 377 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>92</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>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| 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 firms employment has the authority to make or give any representation or warranty in respect of the property.