



43 Wells Road, Gloucester, GL4 3AN

£230,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Situated in a popular residential area of Gloucester, this well-presented two-bedroom end of terrace home offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The ground floor comprises a welcoming entrance hallway leading into a bright and spacious living room, ideal for both relaxing and entertaining. To the rear, the kitchen provides ample storage and workspace, with convenient access to a useful utility area and direct access out to the garden.

Upstairs, the property boasts two well-proportioned bedrooms, including a generous principal bedroom and a second bedroom perfect for guests, a home office, or nursery. A family bathroom completes the first floor.

Externally, the standout feature of this home is the generous rear garden. Thoughtfully arranged, it offers a combination of patio, seating areas, and a lawn, making it perfect for outdoor dining, entertaining, or simply enjoying the space. The property also benefits from its end-of-terrace position, providing additional privacy and side access.

Conveniently located close to local amenities, schools, and transport links, this property combines comfortable living with excellent practicality.

Early viewing is highly recommended to fully appreciate what this home has to offer.

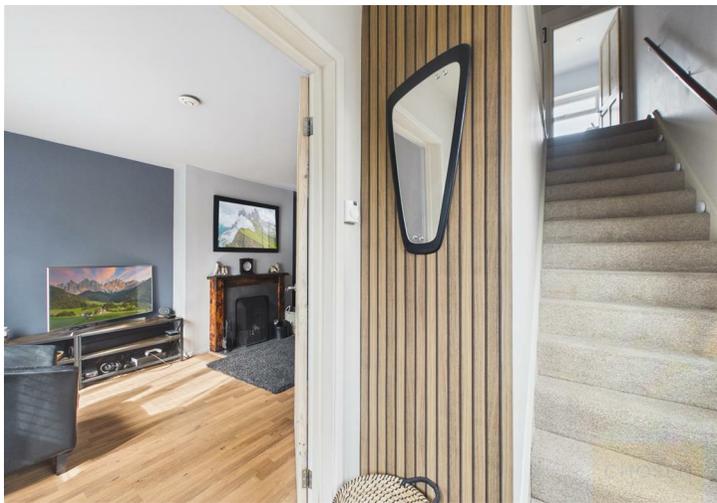
Agents Note.  
Freehold  
EPC Rating:  
Gloucester Council Band: A  
Mains Electric, Gas and Water are connected.  
Fibre Broadband is available in the area.

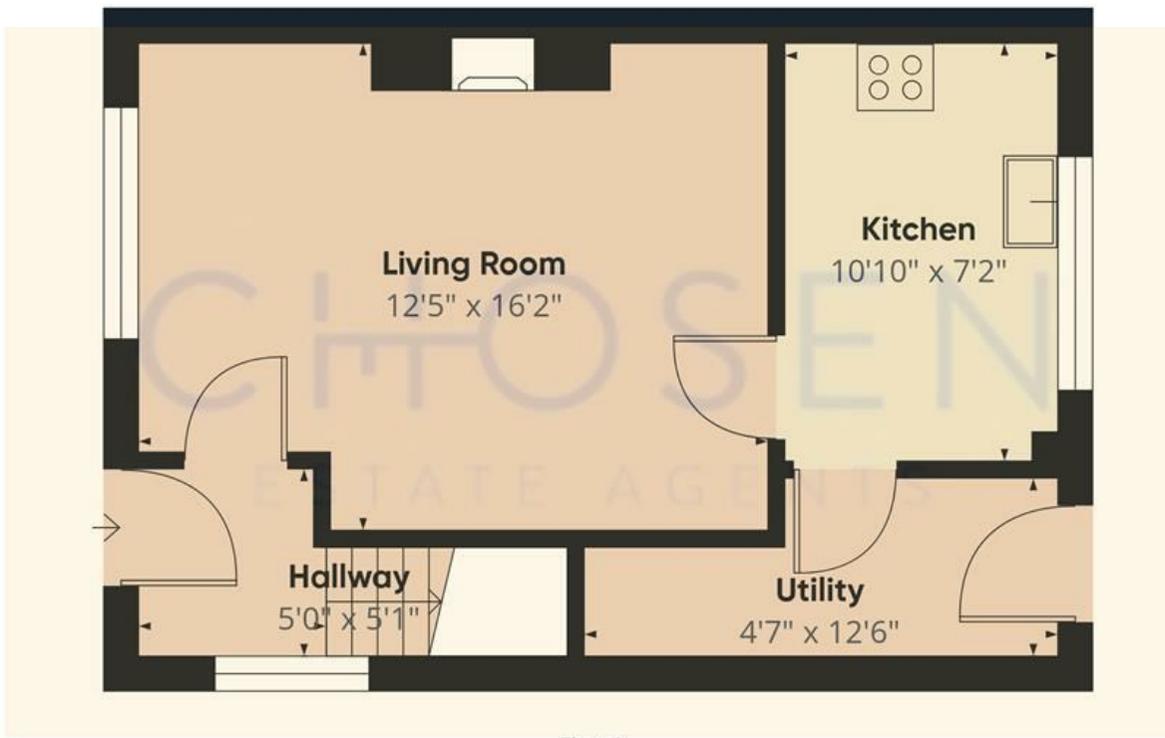
Flood Risk  
Rivers & Seas: Very Low  
Surface Water: Low  
Broadband (estimated speeds)  
Standard 20 mbps  
Superfast -  
Ultrafast 1000 mbps

- Two Bedroom Home
- End Of Terrace
- Incredibly Generous Rear Garden
- Two Double Bedrooms
- Useful Utility Room
- Positioned Close To Local Amenities And Transport Links
- EPC Rating:
- Council Tax Band: A

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





Approximate total area<sup>(1)</sup>  
705 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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