



12 Armscroft Road

Elmbridge Gloucester, GL2 0SQ

Offers in excess of £280,000



Murdock & Wasley Estate Agents are excited to present this wonderful opportunity to acquire a 1930's four-bedroom semi-detached house situated in the highly sought-after Barnwood area. Recently modernized by its current owners, this property features three reception rooms, a master bedroom with en-suite, and an enclosed rear garden.

Schedule a viewing now to secure your opportunity and avoid disappointment !



Entrance Hall

Accessed via upc double glazed door, power points, radiator, dado rail, laminate flooring. Opening to:

Dining Room

Tv point, power points, radiator, laminate flooring, coving, stairs to first floor landing, bespoke shelving unit, rear aspect upvc double glazed window. Doors to:

Lounge

Tv point, power points, radiator, picture rail, coving, feature fireplace with wood burning stove, front aspect upvc double glazed bay window with fitted shutters.

Kitchen

Range of base, wall and drawer mounted units, roll edge worktop, single bowl single drainer sink unit with a mixer tap over. Appliance points, power points, space for Range cooker, fridge/ freezer, dishwasher and washing machine. Partly tiled walls, tiled flooring, two side aspect upvc double glazed windows. Opening to:

Breakfast Room

Power points, radiator, tiled flooring, space for dining table, side and rear aspect upvc double glazed windows and door leading to the garden.

Utility Room

Power points, space for tumble drier and freezer, rear aspect upvc double glazed windows and front aspect upvc double glazed door.

Landing

Power points, radiator, dado rail, front aspect upvc double glazed window. Doors lead off:

Bedroom Two

Tv point, power points, radiator, coving, front aspect upvc double glazed window with fitted shutter.

Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Four

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower attachment over, vanity wash hand basin with storage below and mixer tap over, low level wc. Stainless steel heated towel rail, shaver point, side aspect upvc frosted double glazed window.

Landing

Stairs lead to:

Bedroom One

Power point, radiator, two Velux roof lights, eaves storage. Opening to:

En-Suite

Suite comprising shower off the mains, low level wc, wash hand basin with separate taps over, partly tiled walls, storage cupboard, Velux roof light.

Outside

To the rear of the property there is an enclosed garden that comprises of a flagstone patio, flat lawn, shed and outside tap.

Tenure

Freehold

Services

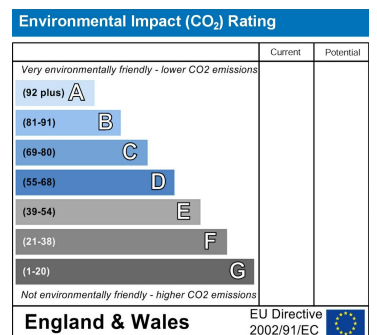
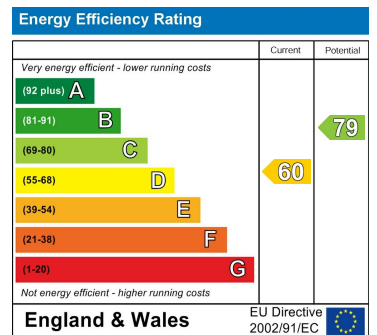
Mains water, gas, drainage and electricity.

Local Authority

Gloucester City Council
Council Tax Band: B

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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.

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