



## 2 Robinswood Hill Farm

Gloucester, GL4 6TJ

**Offers in excess of £535,000**



We are delighted to welcome to the market this beautifully presented detached property located off a private road, within sight of Robinswood Hill Country Park.

This spacious home is perfect for a growing family looking for their forever home, and we strongly advise early viewing.

The ground floor features an entrance hallway, cloakroom, lounge, study, kitchen/diner, and utility room. On the first floor, there are three double bedrooms, including one with an en-suite, and an additional bathroom. The top floor boasts two further double bedrooms and another bathroom.

Outside, the property offers an enclosed rear garden, along with a garage and parking.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs to first floor with under stairs storage space, doors to cloakroom, study, lounge & kitchen/diner.

### Cloakroom

Low level wc & pedestal wash hand basin.

### Study 11'11 x 8'10 (3.63m x 2.69m)

Upvc double glazed windows to front, radiator, power points.

### Lounge 14'9 x 12'0 (4.50m x 3.66m)

Upvc double glazed windows to front, television point, radiator, power points.

### Open Plan Kitchen/Diner 28'0 x 9'6 (8.53m x 2.90m)

Upvc double glazed windows & sliding doors to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with separate induction hob & hood, integral dishwasher & microwave. Space for fridge/freezer, tiled flooring, radiator, power points. Door to:

### Utility Room 7'0 x 2'11 (2.13m x 0.89m)

Base level units with roll edge work surfaces, plumbing for washing machine & tumble dryer, tiled flooring.

### First Floor Landing

Upvc double glazed window to front, airing cupboard, stairs to second floor landing. Doors to bedrooms 1,2,5 & bathroom.

### Bedroom 1 18'4 x 12'1 (5.59m x 3.68m)

Upvc double glazed windows to front, built in dressing area, radiator, power points, door to:

### En-Suite

Upvc frosted double glazed windows to rear, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, recessed down lights, towel rail.

### Bedroom 2 13'9 x 9'2 (4.19m x 2.79m)

Upvc double glazed windows to rear, radiator, power points, door to:

### Jack & Jill Bathroom 10'4 x 6'6 (3.15m x 1.98m)

Upvc double glazed windows to rear, panelled bath, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

### Bedroom 5 10'6 x 9'2 (3.20m x 2.79m)

Upvc double glazed windows to front, radiator, power points.

### Second Floor Landing

Doors to bedrooms 3,4 & bathroom.

### Bedroom 3 19'5 x 10'1 (5.92m x 3.07m)

Upvc double glazed window to front & velux window to rear, built in wardrobes, radiator, power points, eaves storage.

### Bedroom 4 19'5 x 10'2 (5.92m x 3.10m)

Upvc double glazed window to front & velux window to rear, radiator, power points.

### Shower Room

Velux window to rear, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls.

### Rear Garden

An enclosed area which is partly paved with an area laid to lawn, cold water tap, gated side access. Door to:

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band F

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>		85	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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