



R B WALTERS ESTATE AGENTS

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Armscroft Crescent, Longlevens, Gloucester, GL2 0SU

Use This Section to Record Your Own Personal Property Notes -

Beautifully Presented

Plenty of Parking

Open Plan Kitchen/Diner

En Suite and Family Bathroom

Separate Cloakroom

Individual Detached House

Garage

Four Bedrooms

Spacious and Light Accommodation

Convenient Location

£400,000

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Extremely well-presented family home with a warm, cosy feel and enjoying a convenient location with short walking distances to major amenities, goof off road parking, garage and pleasant rear garden.

This individual detached home was constructed in 2006 and has 4 good size bedrooms with the 17ft master bedroom having re-fitted en suite. There is a good size lounge at the rear of the property overlooking the garden and a 24ft open plan kitchen/dining room. Outside there is good off-road parking, a garage and the rear garden is attractively laid out and offers a good degree of privacy.

The property is located in a popular residential area close to Elmbridge, Barnwood, Denmark Road and Longlevens schools and there are good walks for dogs just a short stroll away at the end of the close and supermarkets, city centre, train station and hospital are all easily accessible.

Services

- Mains Gas Central Heating
- Mains Electric
- Mains Water (metered)
- Mains Drainage
- Superfast Fibre Broadband Available

Entrance Hall

Cloakroom

Lounge 15' 7" x 11' 6" (4.75m x 3.50m)

Kitchen/Diner 24' 3" x 8' 6" (7.39m x 2.59m)

First Floor Landing

Bedroom 17' 5" x 8' 8" (5.30m x 2.64m)

En Suite Shower

Bedroom 13' 9" x 8' 9" (4.19m x 2.66m)

Bedroom 10' 0" x 8' 9" (3.05m x 2.66m)

Bedroom 8' 4" x 6' 7" (2.54m x 2.01m)

Bathroom


OUTSIDE

Driveway Parking

Integral Garage 16' 8" x 8' 0" (5.08m x 2.44m)

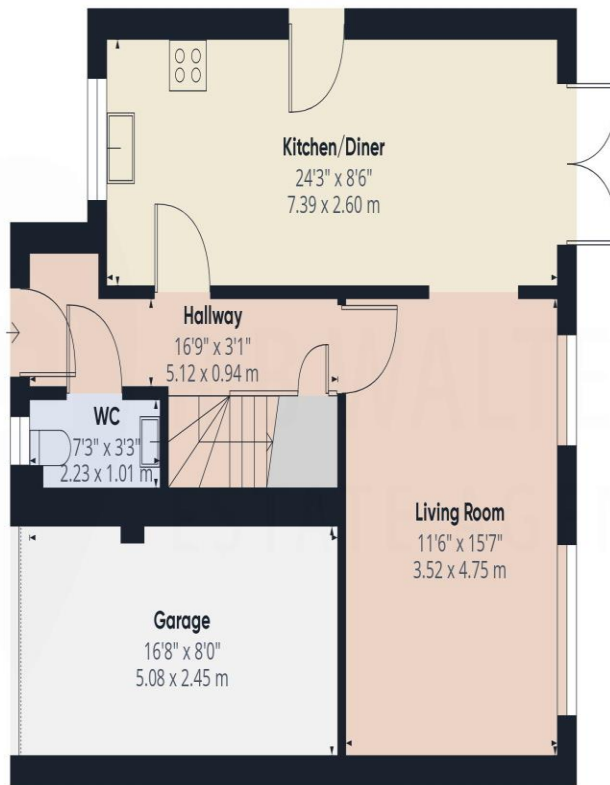
Rear Garden

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

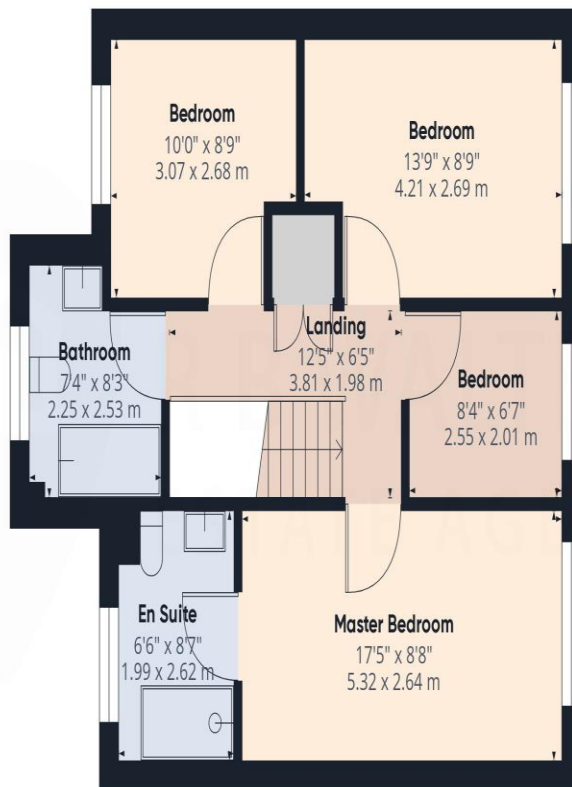


Ground Floor

Approximate total area⁽¹⁾

1231.28 ft²

114.39 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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