



R B WALTERS ESTATE AGENTS

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## Saintbridge Close, Gloucester, GL4 4AN.

Use This Section to Record Your Own Personal Property Notes

**Situated in a Small Close**

**Garage**

**Private Rear Garden**

**Provision for Solar Panels**

**Utility Room**

**Three Bedrooms**

**Off Road Parking for 2/3 Cars**

**Insulated Garden Office**

**Private Rear Garden**

**Cloakroom**

**£280,000**

Property requiring some limited updating to bring it to modern standards. The rear garden enjoys a good degree of privacy and there is OFF ROAD PARKING and a GARAGE with potential to convert to additional ground floor living/sleeping space as well as an insulated GARDEN OFFICE SPACE (electrics to be connected).

Situated in this small close and therefore having little passing traffic this 3 bedroom semi-detached house is conveniently located within easy access of local schools, shops and within a few miles of the city centre which can be reached via a regular bus route from the top of the close.

The accommodation is well proportioned and has lounge, separate dining room, kitchen, utility room, cloakroom, three bedrooms and bathroom. The garage could be converted in to additional ground floor living space and there is off road parking for 2/3 cars.

The rear garden is enclosed with side access and good privacy and a insulated garden office (requires electric to be connected)

**Services**

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

**Agents Note**

The current owner has previously had solar panels fitted to provide hot water and the pipework for this remains.

**Entrance Hall**

**Lounge** 14' 0" x 11' 11" (4.26m x 3.63m)

**Dining Room** 9' 10" x 8' 10" (2.99m x 2.69m)

**Kitchen** 11' 9" x 8' 11" (3.58m x 2.72m)

**Utility Room** 8' 7" x 4' 8" (2.61m x 1.42m)

**Cloakroom**

**Covered Store**

**First Floor Landing**

**Bedroom** 11' 11" x 11' 0" (3.63m x 3.35m)

**Bedroom** 10' 11" x 10' 5" (3.32m x 3.17m)

**Bedroom** 8' 7" x 7' 10" (2.61m x 2.39m)

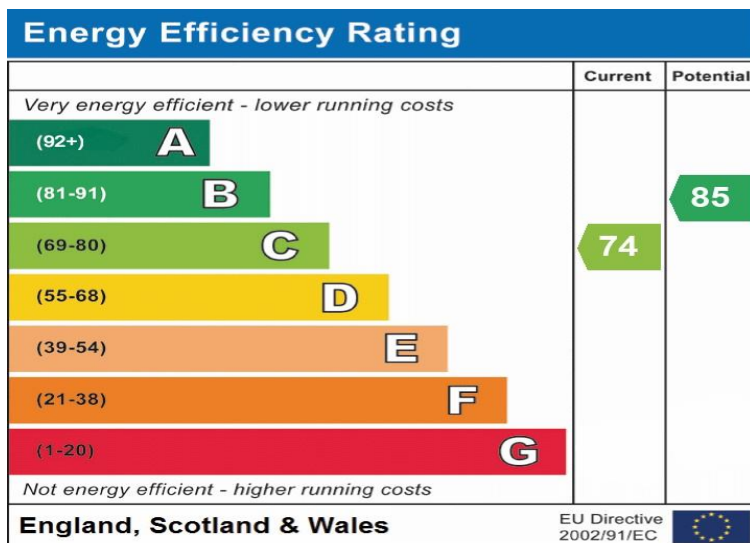
**Bathroom**

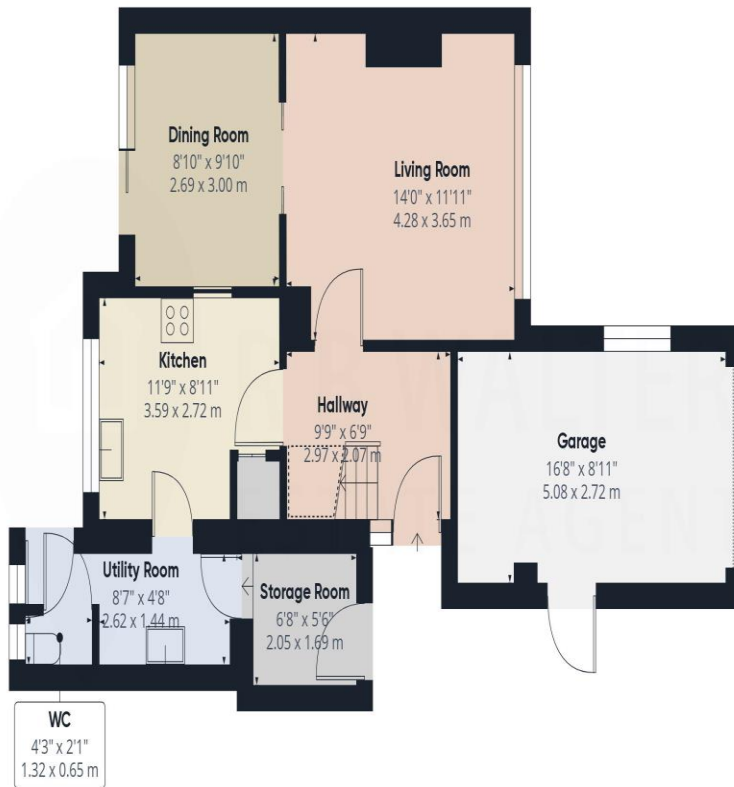
**OUTSIDE**

**Driveway Parking**

**Garage** 16' 8" x 8' 11" (5.08m x 2.72m)

**Rear Garden**





Ground Floor

Approximate total area<sup>(1)</sup>

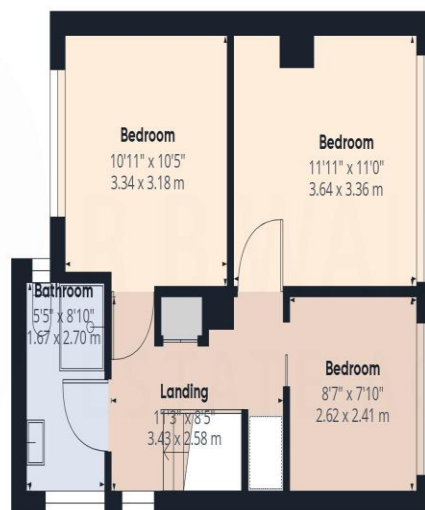
1126.23 ft<sup>2</sup>

104.63 m<sup>2</sup>

Reduced headroom

11.71 ft<sup>2</sup>

1.09 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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