



R B WALTERS ESTATE AGENTS

R B Walters Estate Agents

Tel: 01452 260993

www.rbwaltersestateagents.co.uk

Email: enquiries@rbwalters.co.uk



Hawk Close, Abbeydale, Gloucester, GL4 4WE.

Use This Section to Record Your Own Personal Property Notes



Beautifully Presented

Garage

Refitted Bathroom

Private and Landscaped Rear Garden

Driveway Parking for 4 Cars

Ground Floor Cloakroom

Three Bedrooms

Popular Location

£285,000

Hawk Close, Abbeydale, Gloucester, GL4 4WE.

£285,000

BEAUTIFULLY PRESENTED with GOOD SIZE REAR GARDEN, PARKING FOR 4 CARS and a GARAGE this superb home comes highly recommended.

This spacious semi-detached house is immaculately offered for sale by the current owner and provides extremely light accommodation with ground floor cloakroom, lounge/diner and kitchen with 3 bedrooms and a refitted bathroom upstairs. The outside space is a real feature of this home with driveway parking for four cars and scope for more if required, a garage and beautifully landscaped rear garden with good size patio, further decked seating area and all this enjoying a Southwest aspect and almost total privacy.

Located in a popular residential area close to good schools and everyday amenities with regular bus routes servicing the city centre and a variety of walks around the surrounding area.

Services

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

Entrance Hall

Cloakroom

Lounge/Diner 22' 10" x 11' 1" (6.95m x 3.38m)

Kitchen 10' 8" x 8' 10" (3.25m x 2.69m)

First Floor Landing

Bedroom 11' 3" x 9' 8" (3.43m x 2.94m)

Bedroom 9' 10" x 8' 9" (2.99m x 2.66m)

Bedroom 8' 4" x 7' 2" (2.54m x 2.18m)

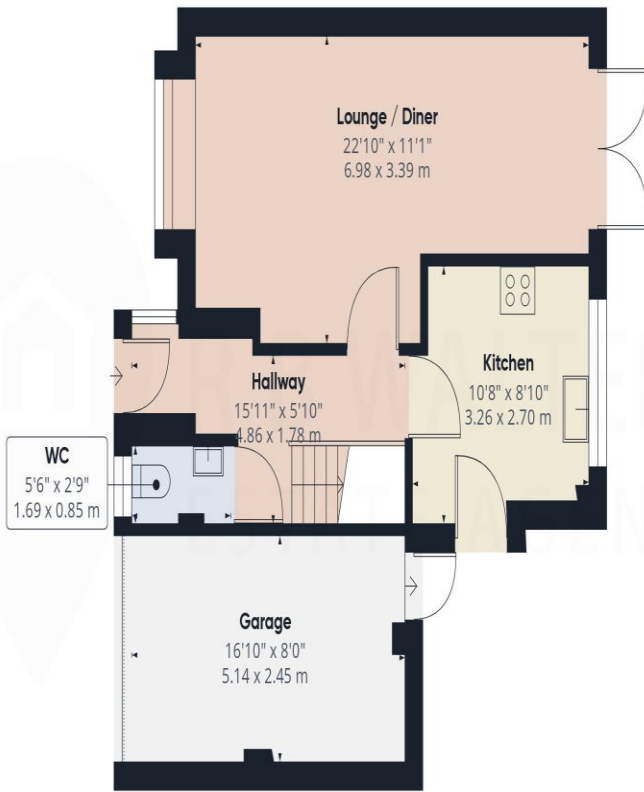
Bathroom

OUTSIDE

Driveway Parking for 4 Cars

Garage 16' 10" x 8' 0" (5.13m x 2.44m)

Rear Garden

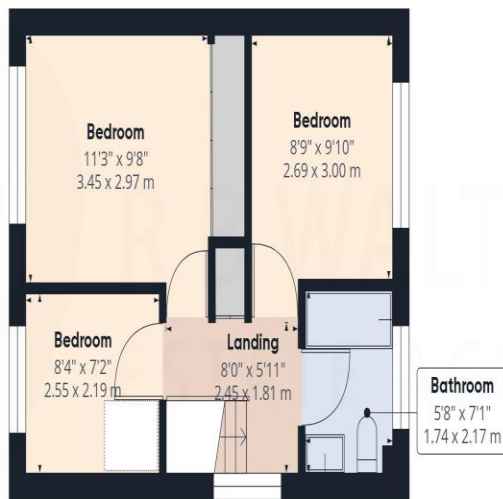


Ground Floor

Approximate total area⁽¹⁾

902.43 ft²

83.84 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.

GIRAFFE360