



R B WALTERS ESTATE AGENTS

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## Minerva Close, Abbeymead, Gloucester, GL4 5JD.

Use This Section to Record Your Own Personal Property Notes -



**Beautifully Presented**

**En Suite Shower to Master**

**Garage**

**Utility Room**

**Convenient for All Amenities**

**Four Generous Bedrooms**

**Off Road Parking for 4/5 Vehicles**

**South Facing Garden**

**Located in a Small Close**

**Lounge and Dining Room**

**£400,000**

# Minerva Close, Abbeymead, Gloucester, GL4 5JD.

£400,000

Superbly SPACIOUS home ideal for the FAMILY with excellent bedroom sizes and having PLENTY of PARKING and a GARAGE and being very well presented throughout with a PRIVATE and SOUTH FACING garden.

This detached house is situated in a small close with very little passing traffic and therefore enjoys a great deal of peace and tranquility yet is convenient for supermarkets, doctors, dentists, everyday conveniences, good schools and bus routes to the city centre, train station and hospital.

The property is immaculately presented throughout and offers a good size lounge with separate dining room with doors to the rear garden. There is a separate utility room off the kitchen with doors also to the rear garden and garage. Upstairs there are 4 generous bedrooms with the master having en suite shower and a further family bathroom.

Outside the front drive provides parking for 4 or 5 vehicles and the rear garden is very well maintained and enjoys excellent privacy and a Southerly aspect.

## Services

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

## Entrance Hall

## Cloakroom

**Lounge** 14' 11" x 13' 1" (4.54m x 3.98m)

**Dining Room** 10' 8" x 9' 6" (3.25m x 2.89m)

**Kitchen** 10' 7" x 9' 5" (3.22m x 2.87m)

**Utility Room** 7' 10" x 7' 8" (2.39m x 2.34m)

## First Floor Landing

**Bedroom** 13' 11" x 10' 4" (4.24m x 3.15m)

## En Suite Shower

**Bedroom** 13' 11" x 7' 11" (4.24m x 2.41m)

**Bedroom** 9' 11" x 9' 9" (3.02m x 2.97m)

**Bedroom** 9' 10" x 7' 1" (2.99m x 2.16m)

## Bathroom

## OUTSIDE

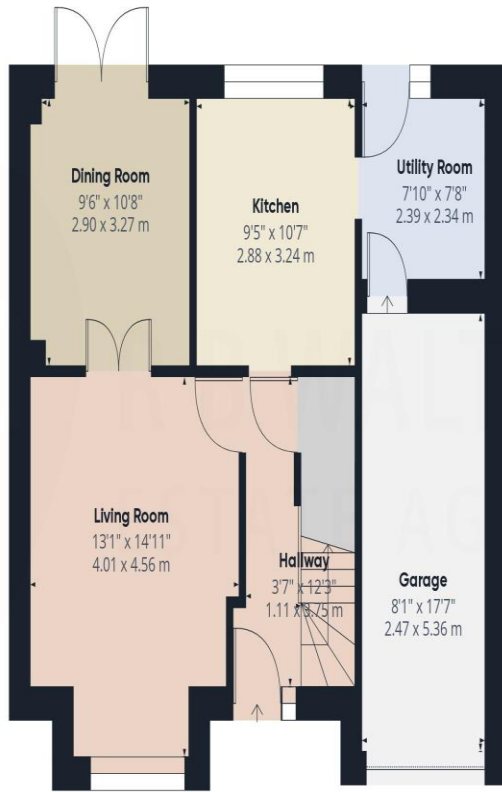
## Off Road Parking

**Garage** 17' 7" x 8' 1" (5.36m x 2.46m)

## Rear Garden

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<sup>(1)</sup>**

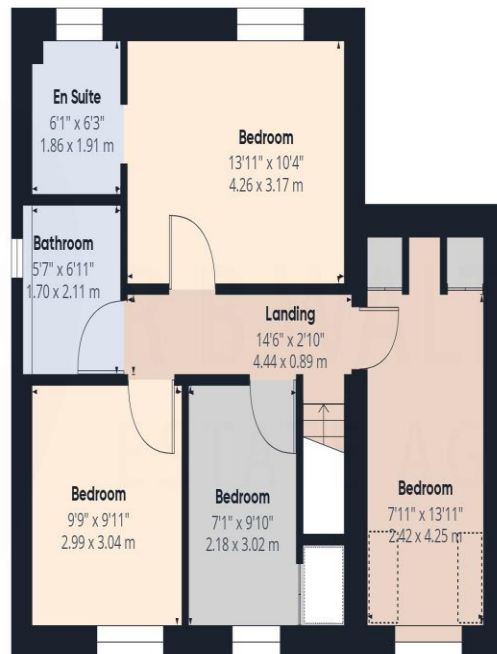
1265.69 ft<sup>2</sup>

117.59 m<sup>2</sup>

**Reduced headroom**

13.3 ft<sup>2</sup>

1.24 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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