



R B WALTERS ESTATE AGENTS

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Sudbrook Way, Gloucester, GL4 4QW.

Use This Section to Record Your Own Personal Property Notes -

Chain Free

Generous Corner Plot

Three Double Bedrooms

Updating Required

Off Road Parking

Spacious Semi Detached House

Scope for Extension *

South Facing Rear Garden

Convenient Location

Masses of Potential

£280,000

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£280,000

Being offered for sale CHAIN FREE this spacious property provides 3 DOUBLE BEDROOMS and is situated on a CORNER PLOT with a GOOD SIZE GARDEN.

A popular location with all everyday amenities and schools within close proximity and a main bus route to the city centre, train station and hospital just a stones throw away. The property does require updating yet offers fantastic potential for improvement and scope for extension subject to necessary permissions and consents thanks to the generous corner plot.

The accommodation includes lounge, dining room, kitchen and integral garage with three double bedrooms upstairs with a bathroom and separate wc. The property is extremely light thanks to wide windows that fill each room. Outside there is off road parking with the option to increase this in size and the garden offers good width to the side and the rear is completely private with a South facing aspect.

Services
Mains Gas Central Heating
Mains Electric
Mains Water (not metered)
Mains Drainage
Superfast Fibre Broadband Available

Entrance Porch

Entrance Hall

Lounge 14' 11" x 11' 9" (4.54m x 3.58m)

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

Kitchen 11' 7" x 8' 10" (3.53m x 2.69m)

First Floor

Bedroom 13' 11" x 10' 0" (4.24m x 3.05m)

Bedroom 11' 9" x 10' 10" (3.58m x 3.30m)

Bedroom 10' 1" x 9' 10" (3.07m x 2.99m)

Bathroom

Separate WC

OUTSIDE

Integral Garage 16' 9" x 8' 7" (5.10m x 2.61m)

Off Road Parking

Side and Rear Gardens

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.

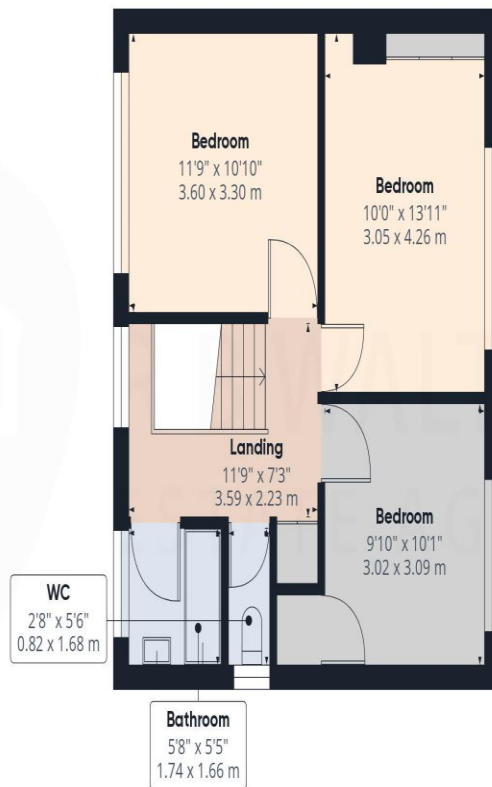


Ground Floor

Approximate total area⁽¹⁾

1126.73 ft²

104.68 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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