



R B WALTERS ESTATE AGENTS

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Shearwater Grove, Innsworth, Gloucester, GL3 1DA.

Use This Section to record Your Own Personal Property Notes -

Extended Bungalow

Ground and First Floor Bedrooms

Separate Dining Area

Chain Free

Low Maintenance Gardens

Four Bedrooms

Ground Floor Wet Room

Corner Plot

Large Garage/Workshop

First Floor WC

Guide Price £325,000

Extended former bungalow on a corner plot being sold chain free with large garage/workshop.

This semi-detached dormer bungalow has had two bedrooms along with with a 'Jack and Jill' WC created upstairs in addition to the two already on the ground floor where there is a wet room.. Also extended to the rear the property has a kitchen/diner and good size lounge. The property is double glazed throughout with gas central heating warmed by a boiler installed 5 years ago.

Outside, the corner plot creates a good feeling of space and the gardens are designed to be of easy maintenance with a particularly private patio accessed off of the kitchen/diner and lounge. There is off road parking and a large detached garage/workshop.

Located in an area of similar properties and convenient for Cheltenham and Gloucester as well as access to the M5 with good schools at Innsworth, Longlevens and Churchdown all easily accessible.

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

Entrance Hall

Lounge 16' 6" x 10' 5" (5.03m x 3.17m)

Kitchen/Diner 21' 4" x 7' 2" (6.50m x 2.18m)

Bedroom 12' 4" x 9' 6" (3.76m x 2.89m)

Bedroom 9' 10" x 8' 1" (2.99m x 2.46m)

Wet Room

First Floor

Bedroom 14' 7" x 10' 11" (4.44m x 3.32m)

Bedroom 10' 11" x 8' 2" (3.32m x 2.49m)

Jack and Jill WC

OUTSIDE

Gardens on Corner Plot

Driveway

Garage/Workshop 18' 0" x 14' 2" (5.48m x 4.31m)