



R B WALTERS
ESTATE AGENTS



R B WALTERS
ESTATE AGENTS

*Armscroft Crescent, Gloucester,
Gloucestershire, GL2 0SU.*

£400,000

Extremely well presented family home with a warm, cosy feel and enjoying a convenient location with short walking distances to major amenities, good off road parking, garage and pleasant rear garden.

This individual detached home was constructed in 2006 and has 4 good size bedrooms, the 17ft master bedroom having a re-fitted en suite and there is a good size lounge at the rear of the property overlooking the garden and a 24ft open plan kitchen/dining room. Outside there is good off-road parking, a garage and the rear garden is attractively laid out and offers a good degree of privacy.

The property is located in a popular residential area close to Elmbridge, Barnwood, Denmark Road and Longlevens schools and there are good walks for dogs just a short stroll away at the end of the close and supermarkets, city centre, train station and hospital are all easily accessible.

Services

Mains Gas Central Heating

Mains Electric

Mains Water (metered)

Mains Drainage

Superfast Fibre Broadband Available

Entrance Hall

Cloakroom

Lounge

15' 7" x 11' 6" (4.75m x 3.50m)

Kitchen/Diner

24' 3" x 8' 6" (7.39m x 2.59m)

First Floor Landing

Bedroom

17' 5" x 8' 8" (5.30m x 2.64m)

En Suite Shower

Bedroom

13' 9" x 8' 9" (4.19m x 2.66m)





Bedroom

10' 0" x 8' 9" (3.05m x 2.66m)

Bedroom

8' 4" x 6' 7" (2.54m x 2.01m)

Bathroom

OUTSIDE

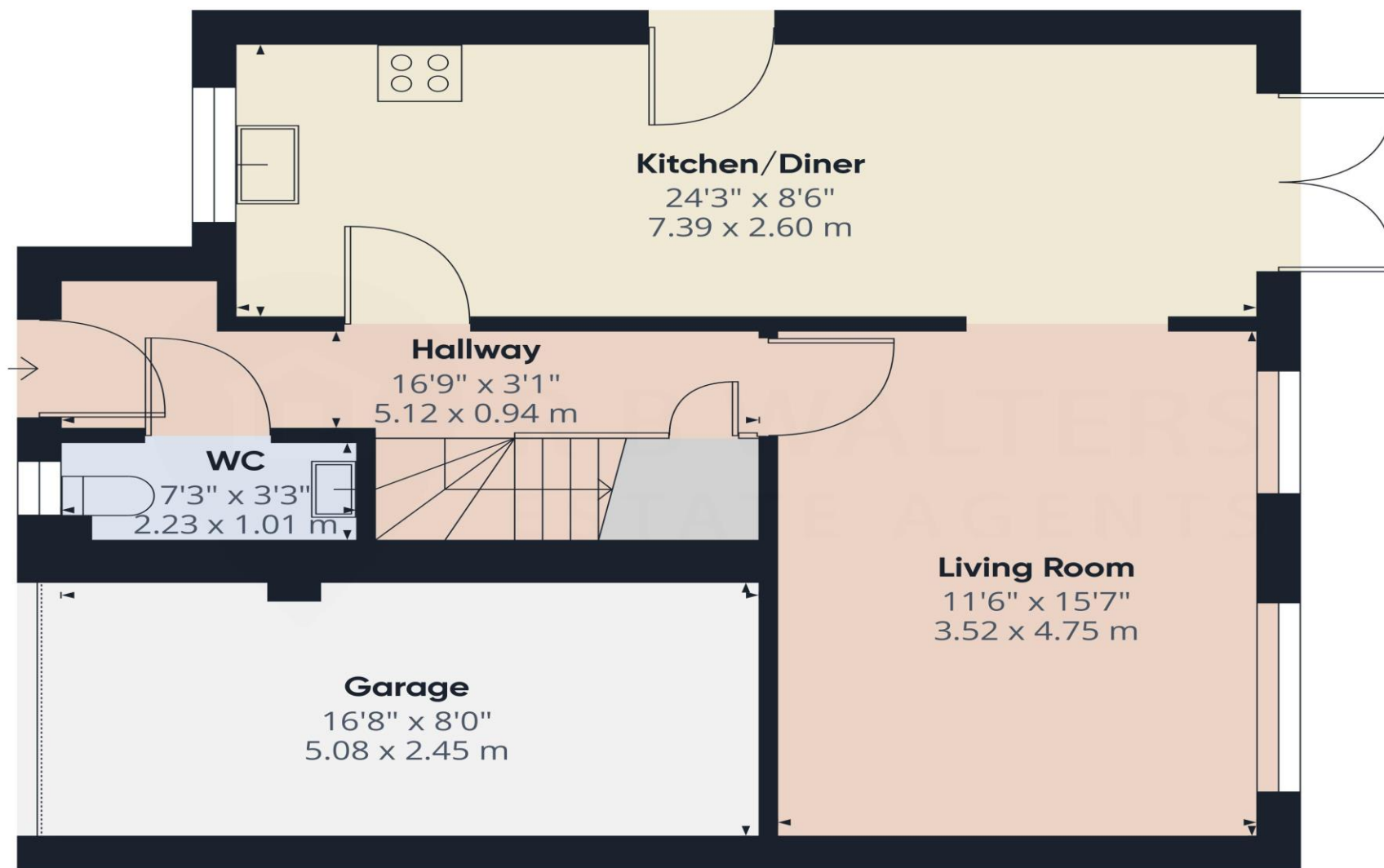
Driveway Parking

Integral Garage

16' 8" x 8' 0" (5.08m x 2.44m)

Rear Garden





Ground Floor

Approximate total area⁽¹⁾

652.61 ft²
60.63 m²

(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

R B Walters Estate Agents Office
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL
enquiries@rbwalters.co.uk
www.rbwaltersestateagents.co.uk