



**R B WALTERS**  
ESTATE AGENTS



*Barleycroft Close, Matson, Gloucester,  
Gloucestershire, GL4 6JU.*

*Offers in the Region Of*



Being offered for sale chain free this spacious, 4 double bedroom home has a good size rear garden and is in need of modernisation and updating.

Situated towards the end of a small residential close this detached house is a fantastic opportunity for a family to acquire a well-proportioned home that they can certainly put their own stamp on.

The accommodation is dated throughout but there is a good size lounge with opening to the dining room which are both situated to the rear overlooking the garden and there is a kitchen and cloakroom completing the ground floor. Upstairs there are four double bedrooms and a bathroom whilst outside the driveway provides parking for 2 cars comfortably and leads to the garage. The rear garden is of good size and can be accessed both sides of the house.

## Services

Mains Gas Central Heating

Mains Electric Mains Water (not metered)

Mains Drainage

Fibre Broadband to the Cabinet Available

## Entrance Hall

## Cloakroom

## Kitchen

13' 1" x 8' 5" (3.98m x 2.56m)

## Lounge

15' 7" x 11' 3" (4.75m x 3.43m)

## Dining Room

11' 10" x 9' 11" (3.60m x 3.02m)

## First Floor Landing

## Bedroom

13' 10" x 11' 10" (4.21m x 3.60m)

## Bedroom

12' 4" x 8' 5" (3.76m x 2.56m)





### *Bedroom*

9' 6" x 9' 2" (2.89m x 2.79m)

### *Bedroom*

11' 9" x 7' 0" (3.58m x 2.13m)

### *Bathroom*

6' 8" x 6' 1" (2.03m x 1.85m)

### *OUTSIDE*

### *Driveway Parking*

### *Garage*

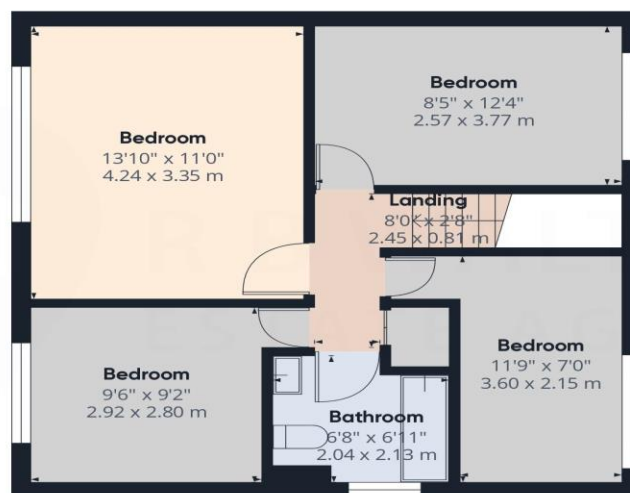
17' 1" x 8' 6" (5.20m x 2.59m)

### *Rear Garden*





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1193.4 ft<sup>2</sup>

110.87 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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