



R B WALTERS
ESTATE AGENTS



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*Pitt Mill Gardens, Hucclecote, Gloucester,
Gloucestershire, GL3 3ND.*

Offers in the Region Of

Beautifully styled and presented bungalow with completely private and landscaped garden, additional garden room, 2 bathrooms and utility.

This semi-detached bungalow has been significantly improved by the current owner and now presents a wonderful opportunity for anyone looking to simply move in and have nothing to do other than to make it home. Tastefully decorated throughout ensuring a feeling of light and space is enjoyed in every room the property has two bedrooms, two bathrooms, living room, kitchen, utility room and additional garden room/office or studio which has been fully insulated with power and light. There is off road parking with potential to easily increase the capabilities of this and the landscaped rear garden enjoys total privacy from any neighbouring properties.

Conveniently located with easy access to all your everyday amenities and essential services and just a short walk to a main bus route to the City centre.

Services

Mains Water and Drainage

Mains Gas Central Heating

Mains Electric

Fibre Broadband to the Cabinet Available

Entrance Hall

Living Room

17' 0" x 11' 7" (5.18m x 3.53m)

Kitchen/Diner

14' 6" x 10' 6" (4.42m x 3.20m)

Utility Room

9' 8" x 7' 4" (2.94m x 2.23m)

Shower Room

7' 9" x 3' 11" (2.36m x 1.19m)

Bedroom

12' 11" x 11' 6" (3.93m x 3.50m)

Bedroom

10' 5" x 7' 6" (3.17m x 2.28m)

Shower Room

7' 7" x 4' 9" (2.31m x 1.45m)





Outside

Front Gravelled Garden

Driveway and Car Port

Rear Garden

Garden Room

15' 7" x 7' 5" (4.75m x 2.26m)





Ground Floor Building 1



Ground Floor Building 2

Approximate total area^m

910 ft²

84.6 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.

Calculations are based on RICS IPMS 3C standard.

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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.rbwaltersstateagents.co.uk