



R B WALTERS
ESTATE AGENTS



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*Shearwater Grove, Innsworth, Gloucester,
Gloucestershire, GL3 1DA.*

£299,950

Extended former bungalow now offering sleeping and toilet arrangements on the ground and first floor and having a large driveway, garage and well-maintained gardens.

This semi-detached dormer bungalow has had two bedrooms along with with a WC created upstairs in addition to the one already on the ground floor where there is also a shower room. The property has a kitchen/breakfast room and a good size lounge with doors to a conservatory whilst there is also a useful study area ideal for anyone needing to work from home. The property is double glazed throughout with gas central heating.

Outside, the front garden is beautifully colourful and there is a good size drive that provides plenty of parking for several vehicles. The driveway leads down the side of the property to the garage and rear garden which enjoys a good deal of privacy.

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

Mains Drainage

Broadband Available

Entrance Hall

Living Room

16' 10" x 10' 7" (5.13m x 3.22m)

Conservatory

17' 0" x 6' 3" (5.18m x 1.90m)

Kitchen

10' 1" x 7' 3" (3.07m x 2.21m)

Study Area

12' 6" x 9' 9" (3.81m x 2.97m)

Bedroom

9' 10" x 8' 0" (2.99m x 2.44m)

Shower Room

5' 11" x 5' 6" (1.80m x 1.68m)

First Floor Landing





Bedroom

12' 4" x 11' 1" (3.76m x 3.38m)

Bedroom

14' 4" x 9' 4" (4.37m x 2.84m)

Ensuite WC

4' 2" x 3' 2" (1.27m x 0.96m)

Outside

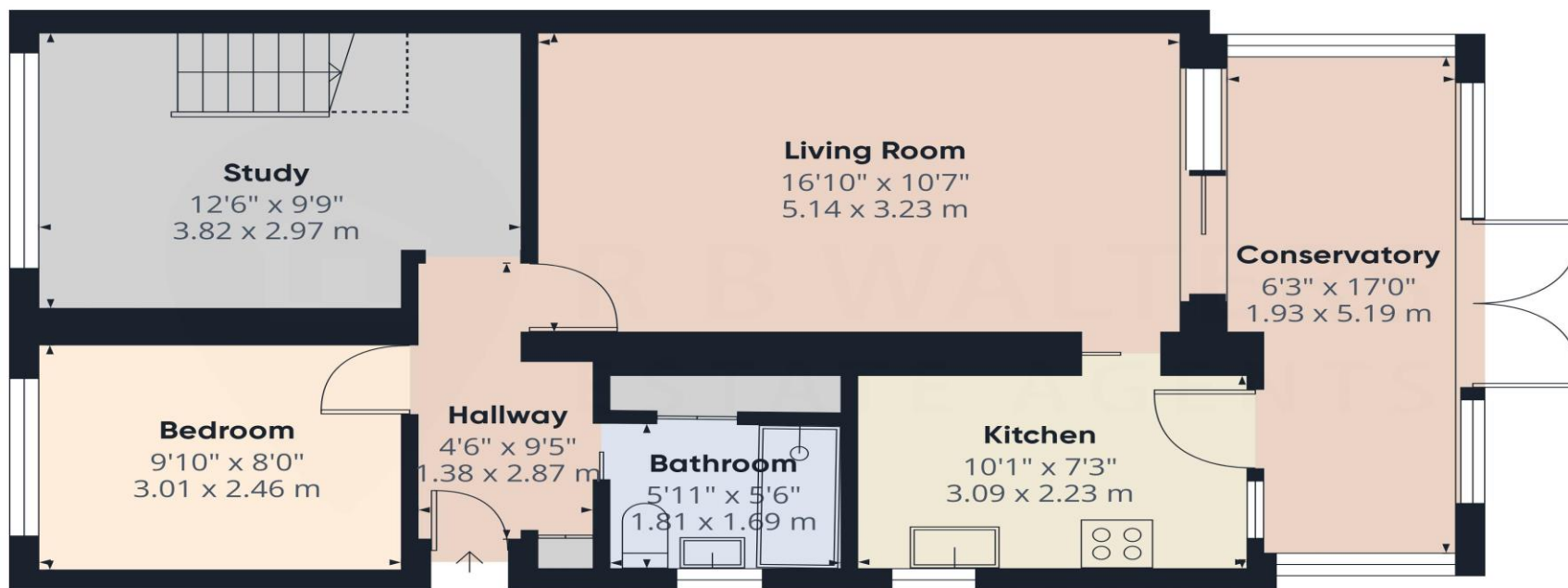
Driveway Parking

Garage

16' 2" x 8' 4" (4.92m x 2.54m)

Front and Rear Gardens





Approximate total area⁽¹⁾

632 ft²

58.7 m²

Reduced headroom

16 ft²

1.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor Building 1

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