



R B WALTERS
ESTATE AGENTS



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*Bradford Road, Gloucester,
Gloucestershire, GL2 0SY.*

£385,000

Extended home with a superb open plan kitchen to the rear which is beautifully presented throughout and retains much character and charm in this sought after location.

This semi-detached home is offered for sale in immaculate order throughout having been much loved and cared for by the current owners who have extended to the rear to create a superb kitchen/ dining/ family room.

The property retains much of its original charm and character but now has a modern, vibrant feel that creates a warm and welcoming home ideal for a family. With an attractive front garden providing a pleasing first impression the entrance hall has a mosaic tiled floor and leads to the light and airy bay fronted lounge with feature wood burning stove and dining room. The extended kitchen at the rear is the heart of the home and it is easy to see why with a full range of integrated appliances, three sky lights and French doors to the rear garden. Upstairs there are three generous bedrooms and bathroom.

The rear garden enjoys total privacy and is of good size being extremely well maintained with a porcelain tiled patio, a variety of mature shrubs and a good size garden workshop. The rear aspect is South Westerly ensuring a good amount of sun can be enjoyed throughout the day.

Properties in this road are highly sought due to its quiet location and close proximity to everything the area has to offer. There is an abundance of highly regarded schools for all ages, the city centre with train station and hospital and the M5 motorway which can all be reached in under 10 minutes.

Services

Mains Gas Central Heating Electric Mains Water and Drainage Broadband Available

Entrance Hall

Lounge

13' 9" x 10' 4" (4.19m x 3.15m)

Dining Room

12' 0" x 11' 2" (3.65m x 3.40m)

Kitchen/Dining/Family Room

19' 5" x 15' 1" (5.91m x 4.59m)

First Floor Landing

Bedroom

14' 5" x 11' 7" (4.39m x 3.53m)

Bedroom

12' 0" x 9' 2" (3.65m x 2.79m)

Bedroom

12' 0" x 8' 11" (3.65m x 2.72m)





Bathroom

6' 8" x 4' 2" (2.03m x 1.27m)

Outside

Good Size Rear Garden





Ground Floor

Approximate total area⁽¹⁾
 631 ft²
 58.6 m²

(1) Excluding balconies and terraces

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

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