



11 Billingham Close, Gloucester, GL4 4SS

£271,950

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Farr & Farr Sales Lettings 

**11 Billingham Close, Gloucester,
GL4 4SS**

£271,950

**A VERY WELL MAINTAINED SEMI DETACHED
HOUSE IN A SMALL AND POPULAR CUL DE
SAC.**

Billingham Close is a small and quiet cul de sac situated off Goldsborough Drive and Askwith Road approximately 1 1/2 miles to the south of Gloucester city centre. Good local shopping is close by and access to the southern ring road and its fast routes to Cheltenham and the M5 is only a very short drive. Number 11 has been beautifully looked after in the current ownership over many years and offers good size family accommodations with the benefits of a conservatory to the rear, gas central heating, double glazing and landscaped enclosed gardens.

www.farrandfarr.co.uk

ENTRANCE HALL

UPVC double front door.

CLOAKROOM

Low level WC. Wash hand basin. Radiator. Shelving.

SITTING ROOM 16' 0" x 11' 0" (4.87m x 3.35m)

Stone fireplace with gas point and shelving. Double radiator. Two wall light points. Coved ceilings.

KITCHEN/DINER 12' 0" x 10' 3" (3.65m x 3.12m)

Inset single stainless steel sink unit with cupboards and drawers below. Base units with worktops. Part tiled walls. Part tiled floor. Plumbing for dishwasher. Space for cooker. Double radiator. Central heating time clocks. Space for dryer and shelving.

CONSERVATORY 10' 2" x 8' 0" (3.10m x 2.44m)

Tiled floor. Double UPVC double glazed French doors to terrace and garden.

FIRST FLOOR

LANDING

Access to loft with retractable ladder. Airing cupboard with cylinder and immersion heater.

BEDROOM 1 16' 0" x 11' 0" (4.87m x 3.35m)

Double radiator. Double wardrobe cupboard with mirrored sliding doors. Built-in bedside drawers and over bed cupboards.

BEDROOM 2 8' 2" x 8' 6" (2.49m x 2.59m)

Radiator.

BEDROOM 3 8' 10" x 7' 2" (2.69m x 2.18m)

Radiator.

SHOWER ROOM

Fully tiled shower cubicle with triton controls. Vanity unit with wash hand basin. Low-level WC. Part tiled walls. Double radiator. Shaver point.

EXTERIOR

Mcadam driveway with parking for 2+ cars and area of Astro turf. Side gate to paved terrace opening to:

WORKSHOP 19' 10" x 8' 4" (6.04m x 2.54m)

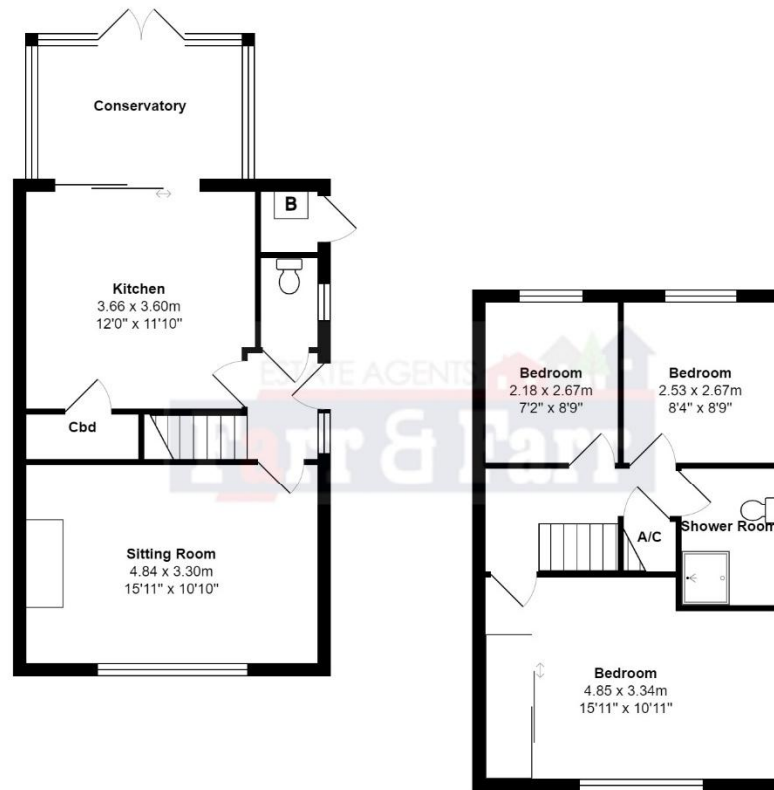
Power and light. Window to the rear and door side. Boiler cupboard with valliant gas fired central heating boiler. Power and gas meter.

Rear gardens, well landscaped with good area of paved terrace with stone water feature and fountain Astro turf area with raised flowerbeds. Greenhouse. All enclosed by close board fencing.

COUNCIL TAX: B

EPC:





Approx Total Area: 84.5 m² ... 909 ft²

Drawn by: www.gloucesterenergysolutions.co.uk
 This plan is for layout guidance only. Not drawn to scale, unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

City Centre

2a Worcester Street
 Gloucester GL1 3AA
 ☎ 01452 500025
 ✉ enquiries@farrandfarr.co.uk

Hucclecote

50 Hucclecote Road
 Gloucester GL3 3RT
 ☎ 01452 613355
 ✉ hucclecote@farrandfarr.co.uk

Longlevens

125 Cheltenham Road
 Gloucester GL2 0JQ
 ☎ 01452 380444
 ✉ longlevens@farrandfarr.co.uk

Lettings

40 Oxstalls Way
 Gloucester GL2 9JQ
 ☎ 01452 238298
 ✉ lettings@farrandfarr.co.uk