



9 Armscroft Way, Barnwood, Gloucester, GL2 0ST

£375,000

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**Farr & Farr** Sales Lettings 

**9 Armscroft Way, Barnwood,  
Gloucester, GL2 0ST**

**£375,000**

**A LARGE 1930'S SEMI DETACHED FAMILY HOUSE  
THAT HAS BEEN EXTENDED TO THE REAR AND IS  
SET IN A QUIET, PEACEFUL AND CONVENIENT  
POSITION**

Armscroft way is a small residential road of 1930's property in this popular development situated just over a mile to the east of Gloucester city centre.

Excellent schools, good local shopping and the hospital are within walking distance and access to the city centre, Cheltenham and the M5 is only a short drive. Number 9 has been well maintained and extended and is of a good size and offers very well planned family accommodation. Benefits include the extension to the rear enlarging both the dining room and the kitchen as well as three good sized bedrooms and an impressive hall. Within the extension to the front there is a porch and cloakroom. To the exterior ample parking to the front and delightful mature landscaped South westerly backing private rear gardens with a substantial workshop.

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

#### **ENTRANCE PORCH**

(EXTENSION) Hardwood front door. Window to the side. Tiled floor.

#### **CLOAKROOM**

Low level WC. Wash hand basin. Half tiled walls. Tiled floor. Victorian style radiator.

#### **ENTRANCE HALL**

Of a very good size. Oak stripped floor. Radiator. Turning staircase to landing with under stairs cupboard. Wall thermostat. Two wall light points.

#### **SITTING ROOM 15' 10" x 12' 0" (4.82m x 3.65m)**

Timber fireplace with cast iron and tiled insets with coal effect gas fire. Radiator. Deep bay window to the front. TV point. Cornice ceiling. Glazed double doors to:-

#### **DINING ROOM 16' 2" x 12' 0" (4.92m x 3.65m)**

High-quality flooring. Double radiator. Two wall light points. White aluminium double glazed sliding patio doors to terrace and garden.

#### **KITCHEN/BREAKFAST ROOM 16' 0" x 9' 10" (4.87m x 2.99m)**

Very comprehensively fitted with inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Worktops and matching splashback. Built-in Neff stainless steel and glass fronted double oven. Gas hob and extractor hood. Plumbing for dishwasher and washing machine. Glass fronted crockery cupboards. Walk in larder. Spotlights. Contemporary radiator. Windows to the side and the rear. White aluminium door to gardens

#### **FIRST FLOOR**

#### **LANDING**

Access to loft. Overstairs cupboard with Worcester gas fired central heating boiler and store cupboard below.

#### **BEDROOM 1 12' 0" x 12' 0" (3.65m x 3.65m)**

Wood stripped floor. Radiator. T.V point.

#### **BEDROOM 2 12' 0" x 12' 0" (3.65m x 3.65m)**

Complete range of two triple and one double wardrobe cupboard with built-in drawers. One wall exposed timber. T.V point.

#### **BEDROOM 3 9' 10" x 7' 10" (2.99m x 2.39m)**

Radiator. Spotlights. T.V point.

#### **BATHROOM**

Panelled bath with curved and folding screen, stainless steel controls and contemporary mixer tap. Pedestal wash hand basin. Low-level WC. 3/4 tiled walls. Heated towel rail/radiator. High-quality flooring. Inset ceiling spotlights and extractor fan.

#### **EXTERIOR**

Front gardens with wall and parking for two cars. Lawns with shrub bed borders and gated side access to:-

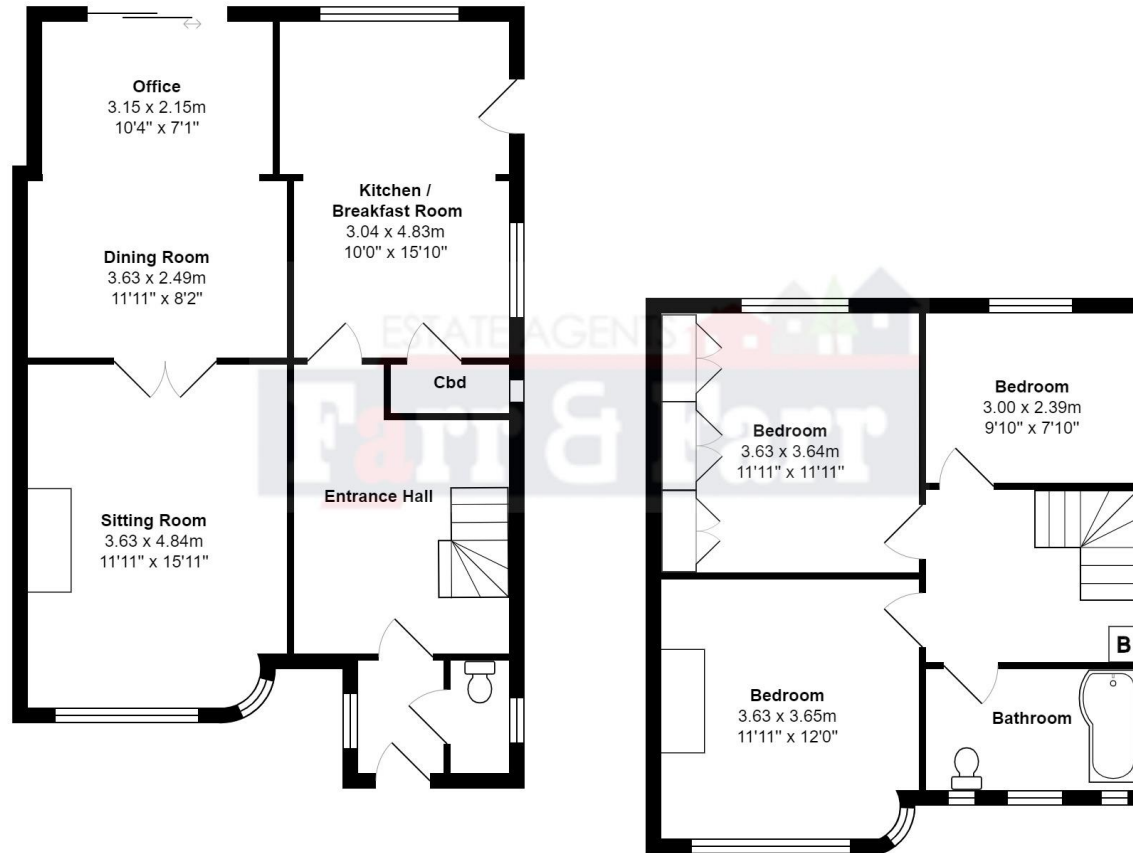
Rear gardens, south backing and approximately 90' in length. Beautifully landscaped with large area of curved terrace. Lawns with flower and shrub borders and mature bushes. Good area of rockery and mature trees. Large timber workshop with power and light. Outside tap and second garden store. Enclosed by close boarded fencing and not overlooked from the rear.

COUNCIL TAX: C

EPC: TBC







Approx Total Area: 112.7 m<sup>2</sup> ... 1213 ft<sup>2</sup>

Drawn by: [www.gloucesterenergysolutions.co.uk](http://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.

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