



38 Armscroft Road, Gloucester, Gloucestershire, GL2 0SJ

£264,500

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Farr & Farr Sales Lettings

**38 Armscroft Road, Gloucester,
Gloucestershire, GL2 0SJ**

£264,500

Situated on a quiet cul de sac in Armscroft Road, this three bedroom semi-detached property has some charming features and a very pleasant rear garden.

The entrance hall leads to a living room to the front and a further reception room at the rear which opens into the kitchen. A well fitted bathroom is to the rear.

Stairs lead to the first floor landing with three good sized bedrooms including a spacious master bedroom.

To the rear, the garden is well presented with an area of covered patio, artificial lawn, attractive borders and storage.

Armscroft Road provides excellent access throughout Gloucester being within close proximity to Gloucester Royal hospital, the train station and major roads.

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Entrance Hall 11' 6" x 3' 0" (3.51m x 0.91m)

Wooden front door with glazing. Laminate flooring. Radiator.

Living Room 10' 11" x 10' 5" (3.32m x 3.17m)

Double glazed window to front. Carpet. Radiator. Feature fireplace.

Dining Room 12' 0" x 13' 10" (3.65m x 4.21m)

Double glazed window to rear. Vinyl flooring. Radiator.

Kitchen 9' 7" x 7' 5" (2.92m x 2.25m)

Double glazed window to side. Range of wall, base and drawer. Laminate worktop over. Sink with draining board and mixer tap. Combi boiler. Fitted oven. Fitted hob. Vinyl flooring. Radiator.

Internal Hallway 3' 7" x 3' 2" (1.08m x 0.97m)

Vinyl flooring. Upvc door to rear.

Bathroom 7' 9" x 7' 11" (2.35m x 2.42m)

Frosted double glazed window to side. WC. Bath with shower over. Basin. Heated towel rail. Vinyl floor.

First Floor Landing 12' 0" x 5' 3" (3.65m x 1.59m)

Carpet. Radiator. Access to loft via hatch. Cupboard.

Bedroom One 10' 11" x 13' 10" (3.32m x 4.22m)

Double glazed window to front. Laminate flooring. Feature fireplace.

Bedroom Two 11' 11" x 8' 3" (3.64m x 2.52m)

Double glazed window to rear. Carpet. Radiator.

Bedroom Three 10' 0" x 7' 11" (3.04m x 2.41m)

Double glazed window to rear. Carpet. Radiator.

Rear External

South facing rear garden. Side access. Covered area laid to patio. Artificial turf with mature slate borders. Fence surround. Brick shed to rear.

Front External

Picket fence surround. Tiled pathway. Gravel.

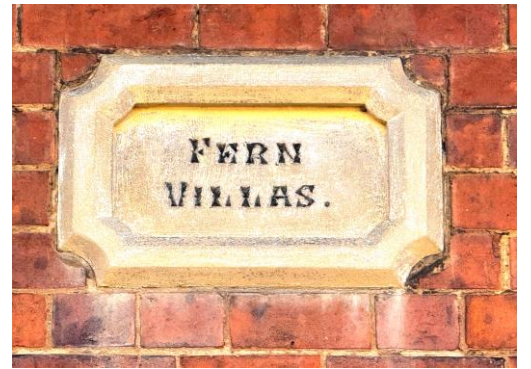
Agents Notes

Council Tax - Band B

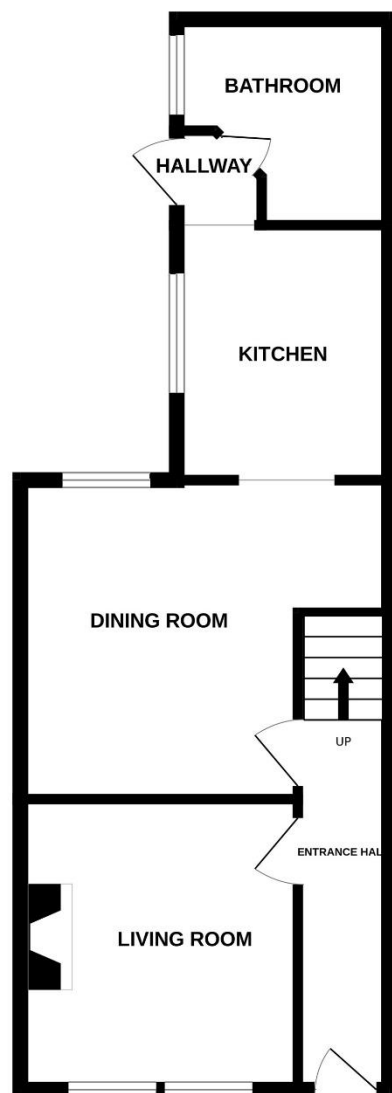
EPC – E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		





GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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