



 **6 Romney Close, Gloucester**

Gloucester

£525,000

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Available with NO ONWARD CHAIN we are delighted to bring to the market a substantial DETACHED house located in a CUL-DE-SAC Location within walking distance of Ribston & Crypt Grammar Schools.

Downstairs accommodation comprises of Entrance Hall, Dual Aspect Living Room, Dining Room, Kitchen/Breakfast Room, STUDY and Cloakroom whilst the first floor offers FOUR Bedrooms and a family Bathroom.

Externally are good sized mature gardens to the front & rear and a DOUBLE GARAGE with double width driveway

Call 01452 543200 To View!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached House with No Onward Chain
- Cul-De-Sac Location
- Dual Aspect Lounge & Adjoining Dining Room
- Study and Downstairs WC
- Family Bathroom
- Double Glazing and Central Heating
- Energy Rating D62
- Double Garage & Driveway
- Good Sized Gardens to Front & Rear
- Four Bedrooms
- Walking Distance of Ribston and The Crypt Grammar Schools



Entrance Hall

12' 9" x 7' 7" (3.88m x 2.32m)

Living Room

21' 7" x 12' 11" (6.59m x 3.94m)

Dining Room

10' 10" x 9' 0" (3.31m x 2.75m)

Kitchen/Breakfast Room

23' 6" x 8' 8" (7.16m x 2.63m)

Study

9' 5" x 7' 0" (2.88m x 2.14m)

WC

6' 4" x 2' 11" (1.93m x 0.89m)

First Floor Landing

12' 9" x 7' 8" (3.88m x 2.33m)

Master Bedroom

11' 0" x 10' 9" (3.36m x 3.28m)

Bedroom Two

10' 11" x 10' 7" (3.32m x 3.22m)

Bedroom Three

10' 10" x 9' 3" (3.29m x 2.82m)

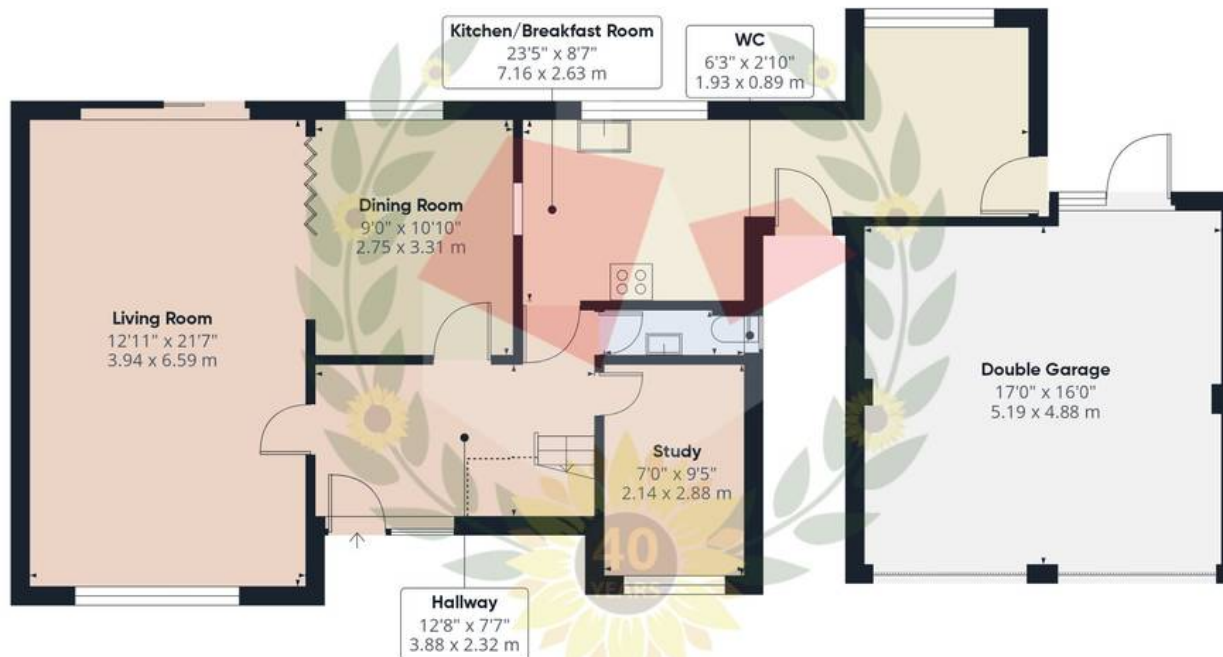
Bedroom Four

9' 1" x 8' 10" (2.77m x 2.68m)

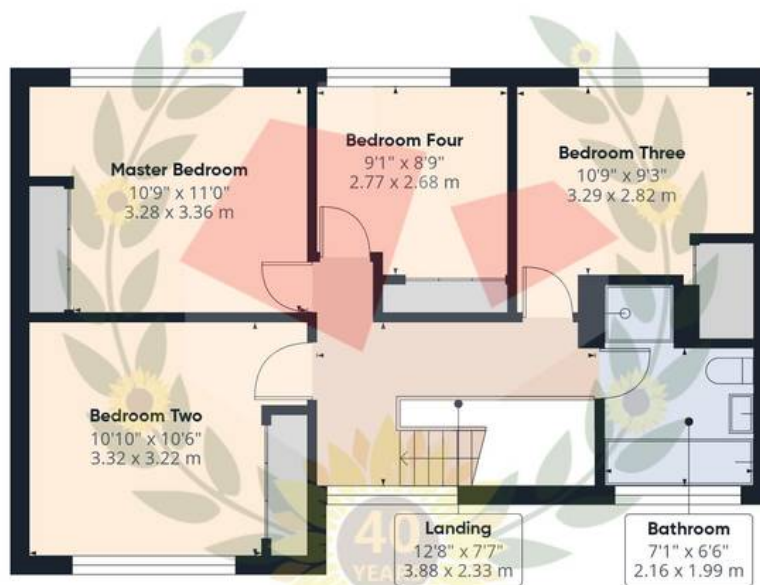
Family Bathroom

7' 1" x 6' 6" (2.16m x 1.99m)





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1640 ft²

152.2 m²

Reduced headroom

19 ft²

1.8 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



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