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44 Sycamore Close, Gloucester, GL1 5TY

£325,000

A charming family home that has been lovingly cared for by its current owners since it was built in 1977. This delightful house boasts a spacious lounge diner, with the addition of a conservatory with a pleasant outlook over the rear garden.

This property offers the convenience of off-road parking and garage, in a popular location in a no through road**CHAIN FREE**

Porch

Entrance Hall

Kitchen/Breakfast Room 11'6 x 10'11 (3.51m x 3.33m)

Lounge/Dining Room 17'8 x 13'0 (5.38m x 3.96m)

Conservatory 17'8 x 8'2 (5.38m x 2.49m)

Bedroom 1 12'8 x 11'0 (3.86m x 3.35m)

Bedroom 2 11'7 x 10'11 (3.53m x 3.33m)

Bedroom 3 8'5 x 7'8 (2.57m x 2.34m)

Shower Room

OUTSIDE

Parking can be found to the rear of the property, wrought iron gates lead to the driveway with access to the garage via up and over door.

the rear garden is mainly laid to lawn with very mature borders with a personnel door to the garage.

The front garden is walk frontage all laid to lawn with a pleasant outlook over the green.

Services

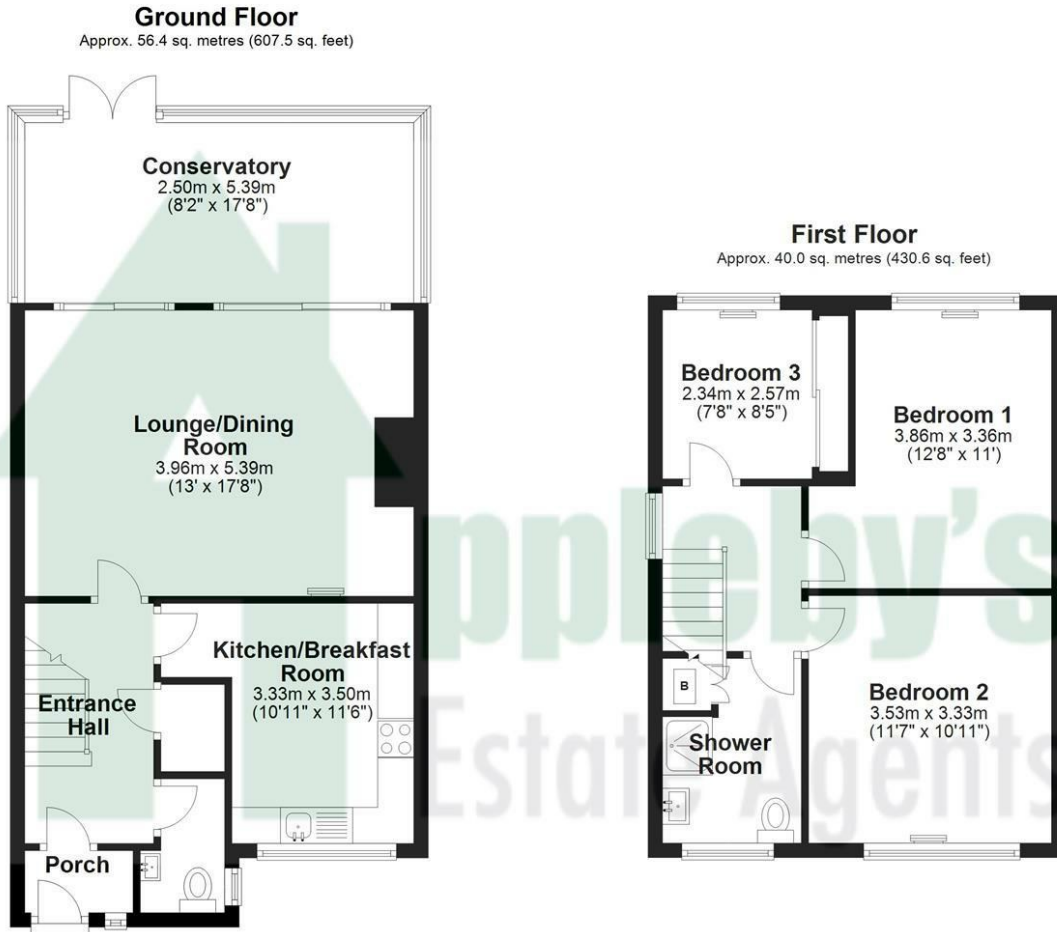
Mains drainage , gas central heating

Gloucester City Council tax band C

Tenure

Freehold

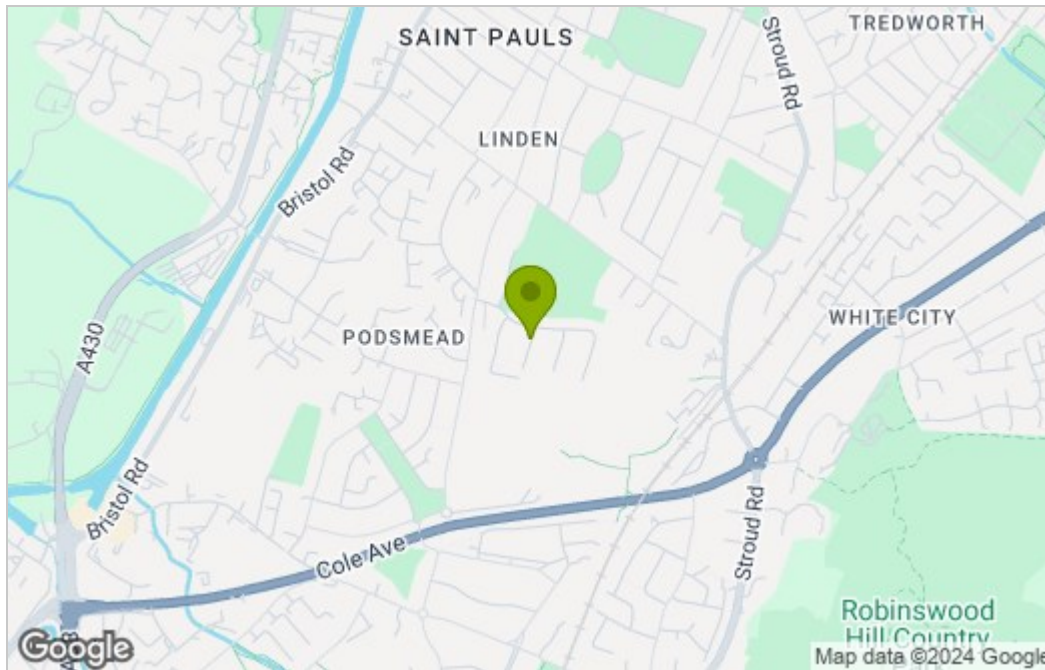
Floor Plan



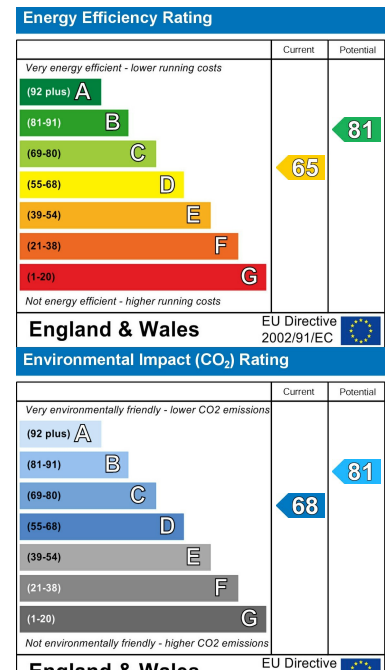
Total area: approx. 96.4 sq. metres (1038.2 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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