



R B WALTERS
ESTATE AGENTS



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

£240,000

Spacious and well presented home with a private rear garden being conveniently located close to the city centre, train station and hospital.

This character home has been well maintained by the current owner and offers superb accommodation throughout. The ground floor has a cosy lounge with feature ornamental fireplace, generous sized dining room, kitchen and bathroom along with a covered garden terrace. Upstairs there are three good sized bedrooms.

Outside the rear garden is completely private and provides a real sun trap in which to relax or entertain al fresco.

Services

Mains Water (not metered)

Mains Drainage

Gas Central Heating

Electric

Broadband Available

Entrance Hall

Lounge

10' 10" x 9' 6" (3.30m x 2.89m)

Dining Room

13' 9" x 11' 11" (4.19m x 3.63m)

Kitchen

9' 10" x 7' 9" (2.99m x 2.36m)

Rear Hall

Bathroom

7' 11" x 7' 9" (2.41m x 2.36m)

First Floor Landing

Bedroom

13' 10" x 11' 0" (4.21m x 3.35m)





Bedroom

11' 10" x 8' 2" (3.60m x 2.49m)

Bedroom

9' 9" x 7' 10" (2.97m x 2.39m)

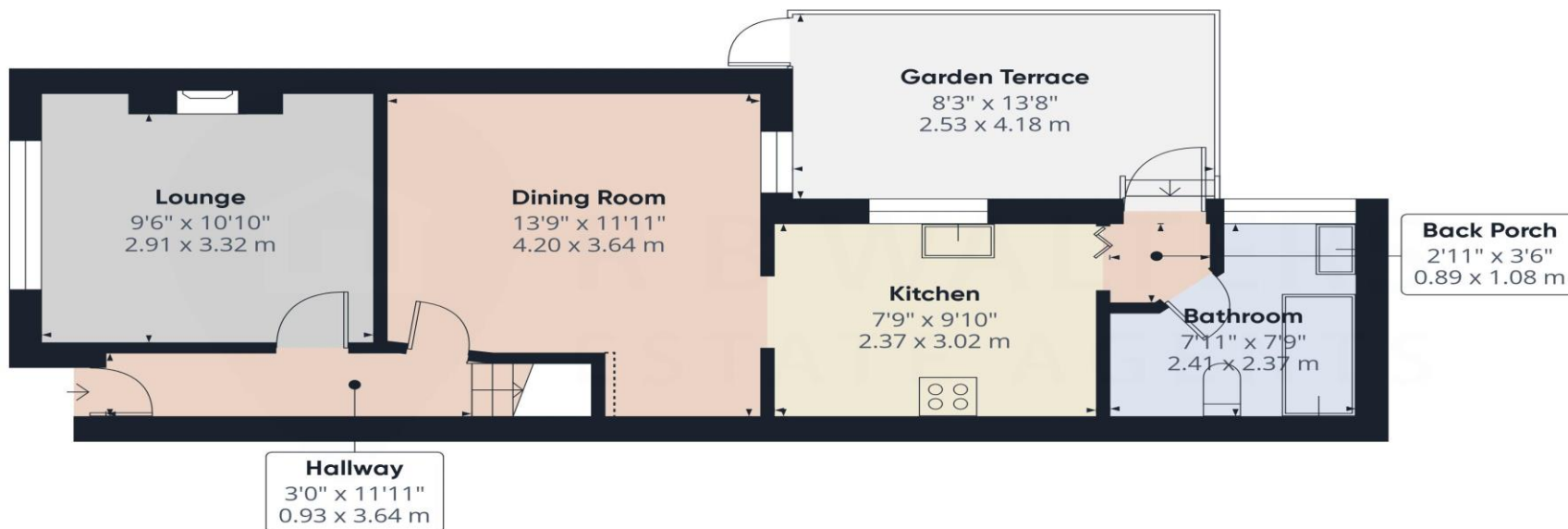
Outside

Garden Terrace

13' 8" x 8' 3" (4.16m x 2.51m)

Rear Garden





Ground Floor

Approximate total area⁽¹⁾

444 ft²
41.3 m²

Balconies and terraces

111 ft²
10.3 m²

Reduced headroom

1 ft²
0.1 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.

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