



## 20 Armscroft Place

Gloucester, GL2 0SP

**Offers in excess of £390,000**



We are delighted to welcome to the market, for the first time since 1999, this much-loved and well-presented semi-detached family home offering an abundance of space across three floors.

The property provides versatile and generous accommodation both internally and externally, making it ideal for growing families seeking room to thrive.

Beautifully maintained throughout, this home is offered potentially chain free for the right buyer, and early viewing is essential to appreciate the sheer size and flexibility on offer.



### Entrance Hallway

Approached via Upvc double glazed front door, with Upvc double glazed window to side and two smaller windows to front. The entrance benefits from a radiator, recessed downlights, and stairs leading to the first floor with under-stairs storage housing the boiler. Doors provide access to the lounge, dining room, and kitchen.

### Kitchen

Upvc double glazed windows to both side and rear aspects, with a Upvc double glazed door to side. Fitted with a range of eye and base level units with roll-edge worktops, stainless steel sink and drainer, electric double oven with separate gas hob and extractor hood, space for appliances, and a fitted wine fridge. Additional features include a radiator, power points, and tiled flooring.

### Lounge

Upvc double glazed French doors to the rear, television point, radiator, power points, laminate flooring, and recessed downlights.

### Dining Room

Upvc double glazed windows to the front, radiator, and power points.

### First Floor Landing

Stairs lead to the second floor landing, featuring a Upvc double glazed frosted window to the side and doors providing access to bedrooms 1, 2, 3 and the main bathroom.

### Bedroom 1

Upvc double glazed windows to front, radiator, power points.

### Bedroom 2

Upvc double glazed windows to rear, radiator, power points.

### Bedroom 3

Upvc double glazed windows to rear, radiator, power points, laminate flooring.

### Family Bathroom

Upvc frosted double glazed window to the front, panelled bath with

shower over, low-level WC, and pedestal wash hand basin. The bathroom features partly tiled walls, heated towel rail, extractor fan, and recessed downlights.

### Second Floor Landing

Door through to:

### Bedroom 4

Velux window to the front & rear, eaves storage, radiator, power points, and door leading to:

### En-Suite

Shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, extractor fan, recessed down light.

### Rear Garden

A generously sized garden, partly laid to decking and mainly to lawn, with flower and shrub borders, shed, and access to an outbuilding. Gated side access is also provided.

### Tenure

Freehold.

### Services

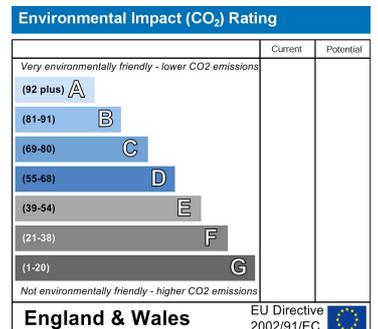
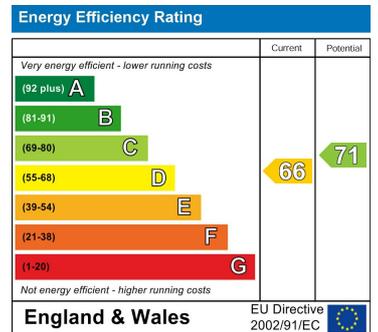
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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