



R B WALTERS
ESTATE AGENTS



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*Robin Close, Abbeydale, Gloucester,
Gloucestershire, GL4 4UY.*

£270,000

Immaculately presented and benefitting from a garage and off road parking this modern home is located away from passing traffic and enjoys a pleasant outlook.

Nestled in a quiet spot at the end of this residential close this 3-bedrooms end terrace house has been very well maintained by the current owner and now offers an excellent opportunity for anyone looking to buy a home and have minimal amount of work once moved in.

The ground floor has a good size living room, kitchen/diner and cloakroom whilst upstairs there are three bedrooms, the master having an ensuite shower and also a family bathroom. Outside the rear garden is enclosed and fairly private and there is a garage with parking in front.

The property is close to Heron School and is within easy reach of the city centre, train station and hospital which can all be accessed by a regular bus service with the nearest stop just a short walk away. Plenty of footpaths provide an opportunity for walking the local area and there are a number of recreational areas close by.

Services

Mains Gas Central Heating, Electric, Mains Water, Mains Drainage, Broadband Available.

Entrance Lobby

Cloakroom

5' 8" x 2' 11" (1.73m x 0.89m)

Living Room

15' 7" x 12' 3" (4.75m x 3.73m)

Kitchen/Diner

15' 4" x 9' 10" (4.67m x 2.99m)

First Floor Landing

Bedroom

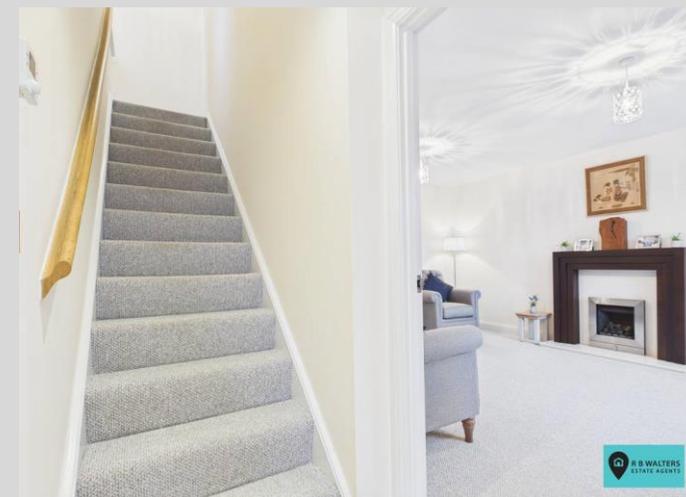
9' 8" x 9' 1" (2.94m x 2.77m)

Ensuite

5' 3" x 4' 6" (1.60m x 1.37m)

Bedroom

8' 10" x 7' 3" (2.69m x 2.21m)





Bedroom
7' 10" x 6' 1" (2.39m x 1.85m)

Bathroom
6' 8" x 5' 5" (2.03m x 1.65m)

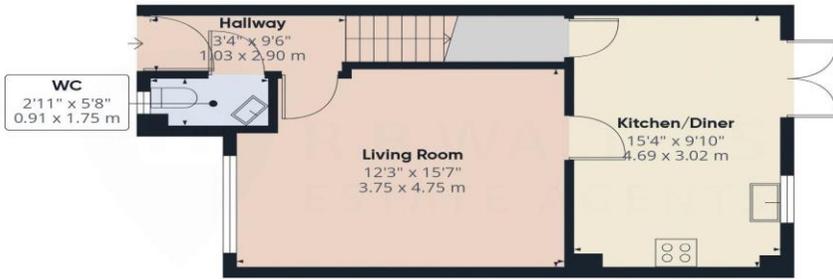
Outside

Rear Garden

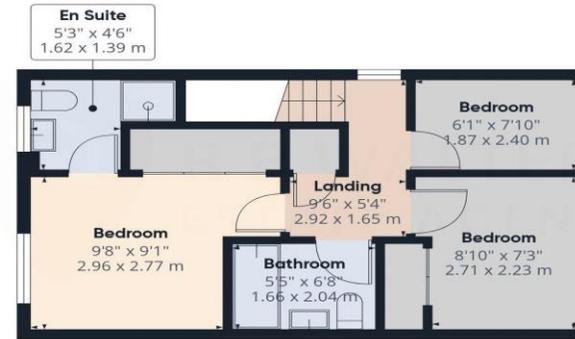
Garage
18' 6" x 8' 11" (5.63m x 2.72m)

Driveway Parking





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

943 ft²
87.5 m²

(1) Excluding balconies and terraces

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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