



R B WALTERS
ESTATE AGENTS



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*Montgomery Close, Hucclecote, Gloucester,
Gloucestershire, GL3 3TB.*

£250,000

Well presented home in a quiet close with kitchen/diner, garage and parking.

Located in this small close enjoying excellent access to Gloucester Business Park, the M5 motorway and surrounding areas of Cheltenham and Stroud this well-presented home is an ideal home for a first time buyer, small family or investor.

The property is well presented throughout and has a useful entrance porch before you step into the living room. The kitchen/diner runs across the back of the property and has a conservatory off of it, ideal for relaxing or enjoying your breakfast. Upstairs there are two bedrooms and a bathroom.

Outside the rear garden enjoys a good degree of privacy and the property benefits from off road parking and a good size garage.

Gloucester Business Park is a few minutes walk away and the M5 motorway is about a mile distant. Regular bus services provide easy access to the city centre and the hospital as well as the main line rail station with service to London Paddington.

Services

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

Entrance Porch

3' 10" x 3' 0" (1.17m x 0.91m)

Living Room

14' 5" x 13' 3" (4.39m x 4.04m)

Kitchen/Diner

14' 5" x 8' 10" (4.39m x 2.69m)

Conservatory

7' 8" x 7' 1" (2.34m x 2.16m)

First Floor Landing

Bedroom

10' 11" x 9' 11" (3.32m x 3.02m)

Bedroom

10' 1" x 8' 0" (3.07m x 2.44m)

Bathroom

6' 6" x 6' 1" (1.98m x 1.85m)





Outside

Rear Garden

Off Road Parking

Garage

17' 8" x 8' 11" (5.38m x 2.72m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
828 ft²
77 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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