



R B WALTERS
ESTATE AGENTS



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*Greenwood Close, Hucclecote, Gloucester,
Gloucestershire, GL3 3TF.*

£200,000

Being sold chain free and located at the end of a small close with no passing traffic this very well presented coach house benefits from a garage, two parking spaces and private rear courtyard garden.

The property is offered for sale in very good throughout having been recently professionally re-decorated and benefits from up to date gas safety and electrical inspection certificates. The accommodation is extremely light with velux windows providing plenty to both the kitchen and bathroom whilst the spacious living room sits at the top of the stairs with the kitchen off and then a door to the inner hallway where further doors lead to the two bedrooms and bathroom. A real benefit is off road parking for two vehicles as well as a good size garage which offers additional width towards the rear. The garage could potentially be converted into additional accommodation, subject to any required permissions and consents. Side access leads to the enclosed courtyard garden which enjoys total privacy.

The property is close to plenty of local amenities and supermarkets as well as junction 11a of the M5 motorway. Hucclecote is a popular residential area a few miles from the centre of Gloucester and the mainline train station.

Services

Mains Gas Central Heating, Mains Electric, Mains Water (metered), Mains Drainage, Superfast Fibre Broadband Available.

Entrance Hall

First Floor Landing

Living Room

16' 3" x 12' 1" (4.95m x 3.68m)

Kitchen

9' 9" x 5' 6" (2.97m x 1.68m)

Bedroom

11' 7" x 10' 6" (3.53m x 3.20m)

Bedroom

8' 5" x 7' 2" (2.56m x 2.18m)

Bathroom

6' 2" x 6' 2" (1.88m x 1.88m)

Outside





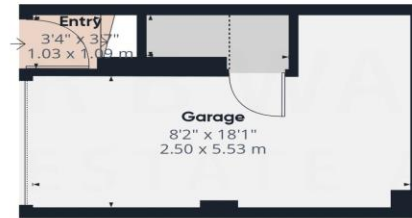
Driveway Parking

Garage

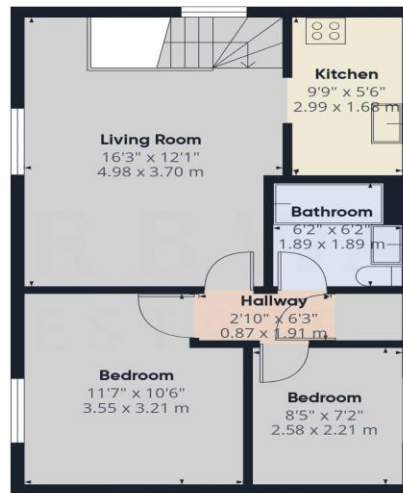
18' 1" x 8' 2" (5.51m x 2.49m)

Rear Courtyard Garden





Ground Floor



Floor 1



Approximate total area⁽¹⁾

674 ft²
62.5 m²

Reduced headroom

12 ft²
1.1 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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