



R B WALTERS
ESTATE AGENTS



*Clegram Road, Gloucester,
Gloucestershire, GL1 5PZ.*

£250,000

Extended home with larger kitchen, two reception rooms and upstairs attic room in addition to the 3 bedrooms.

This older style semi-detached house is well presented throughout by the current owners and offers plenty of accommodation having been extended to the rear and having an attic conversion which can be used as an additional room.

The ground floor has a bay fronted lounge with an opening to the dining room. These two rooms can both be accessed via the hallway and could be completely divided if preferred. There is a good size kitchen to the rear and a ground floor bathroom. Upstairs there are three bedrooms and a separate WC. The rear garden is generous in size but designed with ease of maintenance in mind.

Located just a short walk from Gloucester Quays and the city centre, the property is conveniently positioned with good access to all the amenities including the train station and hospital. The M5 motorway is about 10 minutes away.

Services

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

Entrance Hall

Living Room

11' 4" x 10' 9" (3.45m x 3.27m)

Dining Room

11' 9" x 11' 2" (3.58m x 3.40m)

Kitchen/Breakfast Room

13' 11" x 9' 11" (4.24m x 3.02m)

Bathroom

8' 0" x 6' 4" (2.44m x 1.93m)

First Floor Landing

Bedroom

14' 1" x 11' 4" (4.29m x 3.45m)

Bedroom

9' 0" x 8' 9" (2.74m x 2.66m)





Bedroom
7' 10" x 7' 0" (2.39m x 2.13m)

WC
4' 10" x 2' 7" (1.47m x 0.79m)

Second Floor Landing

Attic Space
13' 11" x 5' 4" (4.24m x 1.62m)

Outside

Rear Garden

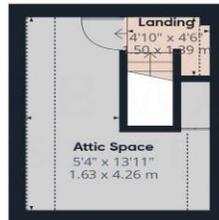




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1039 ft²
96.5 m²

Reduced headroom

51 ft²
4.7 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.

GIRAFFE360