



**1 Brookside Villas,**  
Armscroft Crescent, Gloucester, GL2 0SX

**£380,000**



We are delighted to bring to the open market this stunning four bedroom semi-detached home, nestled at the end of a highly desirable and quiet location.

This much-loved family residence has been thoughtfully extended with a single storey addition, offering spacious and versatile accommodation across both floors. The heart of the home is the impressive open plan living area, ideal for modern family life and entertaining.



**Entrance Porch**

Approached via Upvc double glazed front door, Upvc double glazed window to side, door through too:

**Entrance Hallway**

Accessed via Upvc double glazed front door, radiator, laminate flooring, stairs leading to first floor with under stairs storage cupboard, doors to both kitchen & lounge/diner.

**Lounge**

Upvc double glazed bay window to front, television point, radiator, power points, opening through too:

**Dining Room**

Upvc double glazed french doors to rear, radiator, power points.

**Kitchen**

Upvc double glazed window to side, velux window, eye & base level units with roll edge work tops, sink/drain, cooker point, space for further appliances, tiled flooring, partly tiled walls, recessed down lights, radiator, power points, doors to utility & garage.

**Utility Room**

Upvc double glazed windows to rear, Upvc double glazed door to side, base level units with roll edge work tops, sink/drain, plumbing & space for washing machine & tumble dryer, tiled flooring, radiator, partly tiled walls. Door to:

**Cloakroom**

Upvc frosted double glazed window to rear, low level wc & pedestal wash hand basin, partly tiled walls, tiled flooring, radiator.

**First Floor Landing**

Upvc double glazed window to side, stairs leading to second floor, doors to bedrooms 2,3,4 & main bathroom.

**Bedroom 2**

Two Upvc double glazed windows to front, radiator, power points, built in wardrobes.

**Bedroom 3**

Upvc double glazed windows to rear, radiator, power points, built in storage cupboard.

**Bedroom 4**

Upvc double glazed windows to front, radiator, power points, built in storage cupboard.

**Bathroom**

Upvc double glazed windows to both side & rear, four piece suite comprising of panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, cupboard housing combination boiler.

**Second Floor Landing**

Upvc double glazed window to side, door through too:

**Bedroom 1**

Two Velux windows to front, radiator, power points, eaves storage. Door to:

**Cloakroom**

Low level wc & pedestal wash hand basin, partly tiled walls.

**Rear Garden**

An enclosed area which is partly paved, partly laid to decking with an area laid to lawn, shed.

**Garage**

Accessed via double doors, power & lighting.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band C

**Awaiting Vendor Approval**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	80
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

