



R B WALTERS
ESTATE AGENTS



*Howard Street, Gloucester,
Gloucestershire, GL1 4US.*

£275,000

Enjoy the private tranquillity of sitting in the garden room at the rear of this spacious family home which has been well maintained by the current owners.

Located within walking distance of the city centre, train station and hospital this semi-detached home provides exceptional living space where the standout feature is the rear sun room complete with vaulted ceiling and bi-fold doors to the garden. Like a calm oasis, long evenings can be enjoyed looking out across the patio beyond the abundance of colourful shrubs with almost complete privacy from any surrounding properties.

The ground floor has a lounge, separate dining room, kitchen/breakfast room and a WC as well as access to a cellar with restricted headroom. The first floor has 3 bedrooms and a bathroom. Outside there is off road parking for one small car and side access to the rear garden.

Services

Mains Gas Central Heating

Electric

Mains Water and Drainage

Broadband Available

Cellar (Restricted Head Height)
14' 11" x 12' 10" (4.54m x 3.91m)

Hallway

Living Room
14' 10" x 12' 11" (4.52m x 3.93m)

Dining Room
11' 11" x 11' 6" (3.63m x 3.50m)

Kitchen/Breakfast Room
15' 5" x 11' 1" (4.70m x 3.38m)

Rear Hall

WC
4' 9" x 3' 6" (1.45m x 1.07m)

Sunroom
11' 2" x 8' 0" (3.40m x 2.44m)





First Floor Landing

Bedroom

14' 10" x 12' 9" (4.52m x 3.88m)

Bedroom

11' 6" x 10' 8" (3.50m x 3.25m)

Bedroom

9' 3" x 6' 1" (2.82m x 1.85m)

Bathroom

10' 10" x 5' 3" (3.30m x 1.60m)

Outside

Off Road Parking for One Small Car

Rear Garden





Approximate total area⁽¹⁾
729 ft²
67.7 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.

GIRAFFE360



Floor 1