



R B WALTERS
ESTATE AGENTS



*Badger Close, Abbeydale, Gloucester,
Gloucestershire, GL4 5EY.*

£280,000

Significantly extended and altered property now providing superb living space and located in a quiet position at the very end of a small close.

This end terrace house has had the garage converted and then an extension to the ground floor and now provides a 25ft family/ dining room as well as an 18ft separate living room. This fantastic space is sure to be envy of similar properties and now makes this a stand out opportunity for anyone looking for extremely generous family space. Upstairs there are 3 bedrooms with bedroom two and three having been slightly altered to create a more generous smaller bedroom than one would normally find.

Outside there is off road parking and due to its location, parking is unlikely to be an issue. The rear garden is enclosed and has separate gated side access.

Services

Mains Gas Central Heating

Electric

Mains Water and Drainage

Broadband Available

Living Room

17' 7" x 10' 5" (5.36m x 3.17m)

Dining/Family Room

24' 7" x 9' 7" (7.49m x 2.92m)

Kitchen

12' 10" x 5' 5" (3.91m x 1.65m)

Hallway

First Floor Landing

Bedroom

10' 9" x 9' 4" (3.27m x 2.84m)

Bedroom

13' 2" x 6' 4" (4.01m x 1.93m)

Bedroom

10' 1" x 8' 7" (3.07m x 2.61m)





Bathroom

7' 10" x 5' 6" (2.39m x 1.68m)

Outside

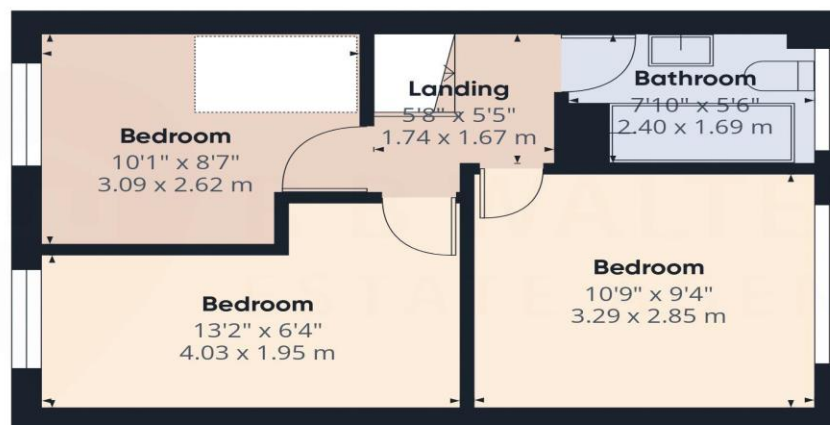
Driveway Parking

Rear Garden





Ground Floor



Floor 1



Approximate total area⁽¹⁾

892 ft²

82.8 m²

Reduced headroom

8 ft²

0.8 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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