



20 Armscroft Road, Gloucester – GL2 0SJ
£250,000

Farr & Farr Sales & Lettings

20 Armscroft Road

Gloucester, GL2 0SJ

A BEAUTIFULLY MAINTAINED EDWARDIAN TOWNHOUSE
WITH THE UNUSUAL BENEFIT OF SECURE PARKING
WITHIN THE LANDSCAPED REAR GARDEN

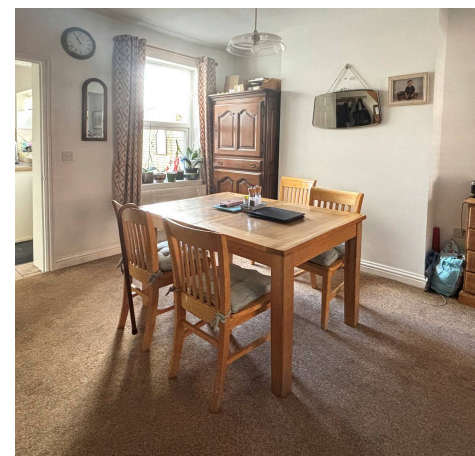
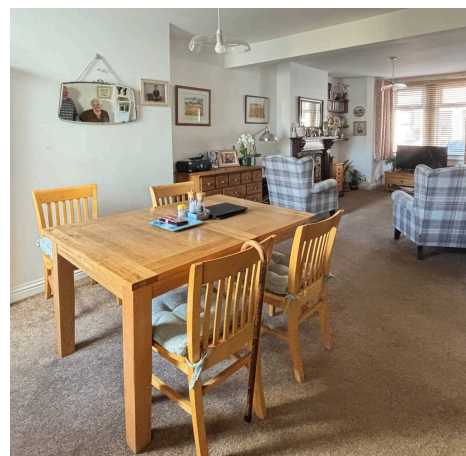
Armscroft Road is a delightful Edwardian cul-de-sac situated just off the Barnwood Road less than 1 mile to the East of Gloucester city centre. Good local schooling and the hospital are both within walking distance and the exciting Docklands and Cathedral are within easy reach.

Number 20 has been beautifully maintained and upgraded over recent years in the current ownership and offers very good sized two bedroom accommodation. Additionally, there is a large and luxury shower room to the first floor as well as a well fitted kitchen and utility/cloakroom to the ground floor. To the exterior, unusually a south backing landscaped rear garden together with concealed parking with gated rear access.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





ENTRANCE PORCH

UPVC double glazed front door to:-

ENTRANCE HALL

Wood stripped floor. Double radiator. Staircase to landing.

LOUNGE/DINING ROOM

Dimensions: 26' 10" x 14' 0" (8.17m x 4.26m). Lovely timber, cast iron and tiled fireplace with marble hearth. Double and single radiators. Shelving. Bay window to the front. Window to the rear and door to:-

KITCHEN

Dimensions: 10' 2" x 7' 8" (3.10m x 2.34m). Inset one and a half bowl single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Built-in oven with gas hob and extractor hood. Space for fridge and freezer. Larder cupboard. Part tiled walls. Tiled floor. Inset ceiling spotlights. UPVC double glazed door to garden and door to:-

UTILITY/CLOAKROOM

Dimensions: 7' 8" x 4' 0" (2.34m x 1.22m). Low-level WC. Wash hand basin with tiled splashbacks. Worktops with plumbing for washing machine below. Wall cupboards and shelving. Extractor fan.

LANDING

Radiator. Access to loft with retractable ladder.

BEDROOM 1

Dimensions: 14' 2" x 11' 6" (4.31m x 3.50m). Two radiators. Two windows to the front.

BEDROOM 2

Dimensions: 12' 5" x 8' 5" (3.78m x 2.56m). Double radiator.

BATHROOM/SHOWER ROOM

Dimensions: 14' 6" x 8' 0" (4.42m x 2.44m). Of a very good size with pedestal wash hand basin. Low-level WC. Large double shower cubicle with glazed screen, tiled splashback and stainless steel shower. Extractor fan. Radiator. High-quality vinyl floor. Viessmann gas fired central heating boiler.



REAR GARDEN

Westerly backing rear garden, beautifully landscaped with large area of stone paved terrace with raised flowers surrounded by sleepers onto gravel.

FRONT GARDEN

Front gardens, wrought iron gate and path to front door.

OFF STREET

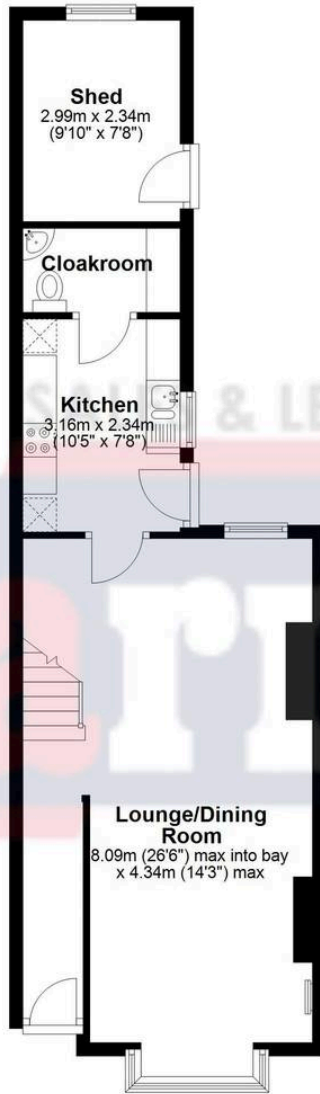
1 Parking Space

Rear parking area with space for one or two small cars. Wall and double gates to the rear and useful storage area to the side.



Ground Floor

Approx. 50.8 sq. metres (546.3 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 93.5 sq. metres (1006.4 sq. feet)

Farr & Farr

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