



81 Redwell Road, Matson, Gloucester, GL4 6JJ

£216,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Situated in Matson, this well-proportioned three bedroom mid-terrace home offers spacious accommodation across two floors and benefits from a generous rear garden, making it an ideal purchase for first-time buyers, families or investors alike.

The ground floor comprises a welcoming entrance hallway leading into a bright and comfortable living room. You will find a separate dining room providing an ideal space for family meals or entertaining, with access through to the fitted kitchen. The kitchen offers a range of wall and base units along with space for appliances and enjoys views over the rear garden.

Upstairs, the property boasts three bedrooms, including two well-sized doubles and a third bedroom perfect for a child's room, home office or nursery. The family bathroom is complemented by a separate WC, offering added convenience for busy households.

Externally, the property benefits from a low-maintenance front garden enclosed by picket fencing. To the rear, there is a generous enclosed garden mainly laid to lawn with patio seating area and a useful storage shed, providing excellent outdoor space for families, pets or summer entertaining.

Matson offers a range of local amenities including shops, schools and transport links, with easy access to Gloucester city centre and surrounding areas.

\*Laing Easiform Construction\*


Agents Note  
Freehold  
EPC Rating: C73  
Gloucester City Council Band: A  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

Flood Risk:  
Rivers & Seas: Very Low  
Surface Water: Very Low

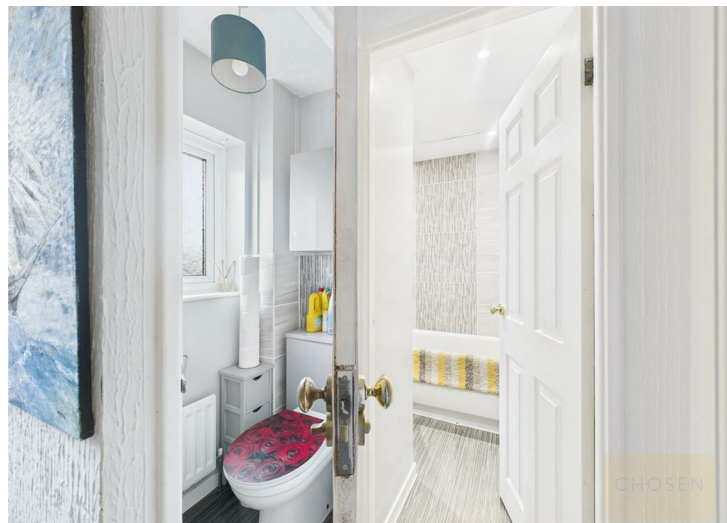
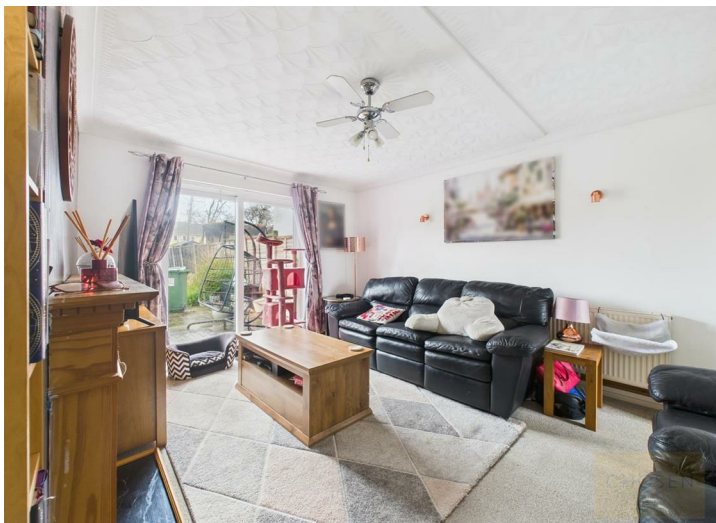
Laing Easiform Constructed - check with your mortgage provider  
that you can secure a mortgage on this.

- Three Bedroom Terraced Home
- Generous Rear Garden
- Living Room, Dining Room And Kitchen
- Laing Easiform Constructed
- Living Room With Direct Access To Rear Garden
- Front Garden
- EPC Rating: C73
- Council Tax Band: A

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
789 ft<sup>2</sup>

(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.

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