



**R B WALTERS**  
ESTATE AGENTS



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*Lewisham Road, Gloucester,  
Gloucestershire, GL1 5EL.*

£300,000

Being sold chain free and for the very first time is this individual home with off road parking for two cars, garage and additional storage yard to the side.

This detached home was constructed for personal occupancy in 1998 and is now being sold for the very first time. Built at the time to a high standard, the property provides spacious accommodation and offers an excellent opportunity to acquire a home in this popular location that benefits from off road parking and a garage. The ground floor has a good size lounge which runs from front to back, a kitchen/ diner, utility room and cloakroom whilst upstairs there are two double bedrooms with the master having an ensuite shower room and a family bathroom. The clever design of the home provides ample built in storage.

Outside the rear garden has been created to be easily maintained and has a covered sun terrace. There is access to the garage from the garden and at the front of the property there is off road parking for two cars. An additional benefit is a small, gated storage yard situated at the front right hand side of the property.

Located in a popular residential area close to Linden Primary School, St Peters Secondary, Homeleigh Park as well as the grammar schools of Ribston Hall and Crypt. Gloucester City centre with a main railway line to London Paddington is less than two miles away and you will find several convenience stores plus major supermarkets within close proximity. Countryside walks can be enjoyed at nearby Robinswood Hill.

## Services

Mains Gas Central Heating, Electric, Mains Water and Drainage, Broadband Available.

### Entrance Hall

### Lounge

20' 11" x 11' 4" (6.37m x 3.45m)

### Dining Room

9' 8" x 9' 7" (2.94m x 2.92m)

### Kitchen

9' 0" x 8' 3" (2.74m x 2.51m)

### Utility Room

6' 5" x 5' 1" (1.95m x 1.55m)

### Cloakroom

5' 8" x 2' 7" (1.73m x 0.79m)

### First Floor Landing

### Bedroom

12' 0" x 11' 11" (3.65m x 3.63m)







### *Ensuite*

6' 0" x 6' 0" (1.83m x 1.83m)

### *Bedroom*

14' 2" x 11' 3" (4.31m x 3.43m)

### *Bathroom*

7' 10" x 6' 0" (2.39m x 1.83m)

### *Outside*

### *Driveway Parking for Two Cars*

### *Garage*

19' 5" x 10' 9" (5.91m x 3.27m)

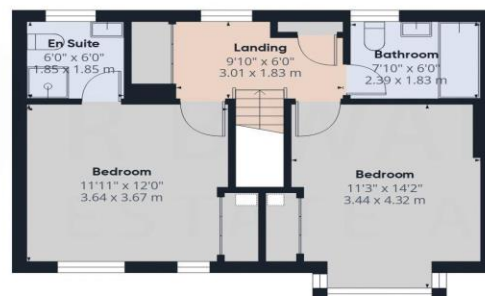
### *Outside Storage Yard*

### *Rear Garden*





Ground Floor



Floor 1



Approximate total area<sup>m</sup>

1189 ft<sup>2</sup>

110.4 m<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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