



20 Armscroft Road, Barnwood, Gloucester, GL2 0SQ

£269,950

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Farr & Farr Sales Lettings 

**20 Armscroft Road, Barnwood,
Gloucester, GL2 0SQ**

£269,950

**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.

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ENTRANCE PORCH

UPVC double glazed front door to:-

ENTRANCE HALL

Wood stripped floor. Double radiator. Staircase to landing.

LOUNGE/DINING ROOM 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 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 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.

FIRST FLOOR

LANDING

Radiator. Access to loft with retractable ladder.

BEDROOM 1 14' 2" x 11' 6" (4.31m x 3.50m)

Two radiators. Two windows to the front.

BEDROOM 2 12' 5" x 8' 5" (3.78m x 2.56m)

Double radiator.

BATHROOM/SHOWER ROOM 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.

EXTERIOR

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

Rear gardens, Westerly backing and beautifully landscaped with large area of stone paved terrace with raised flowers surrounded by sleepers onto gravel. Parking area with space for one or two small cars. Wall and double gates to the rear and useful storage area to the side.

TIMBER WORKSHOP 10' 0" x 8' 0" (3.05m x 2.44m)

Power and light. Door and window.

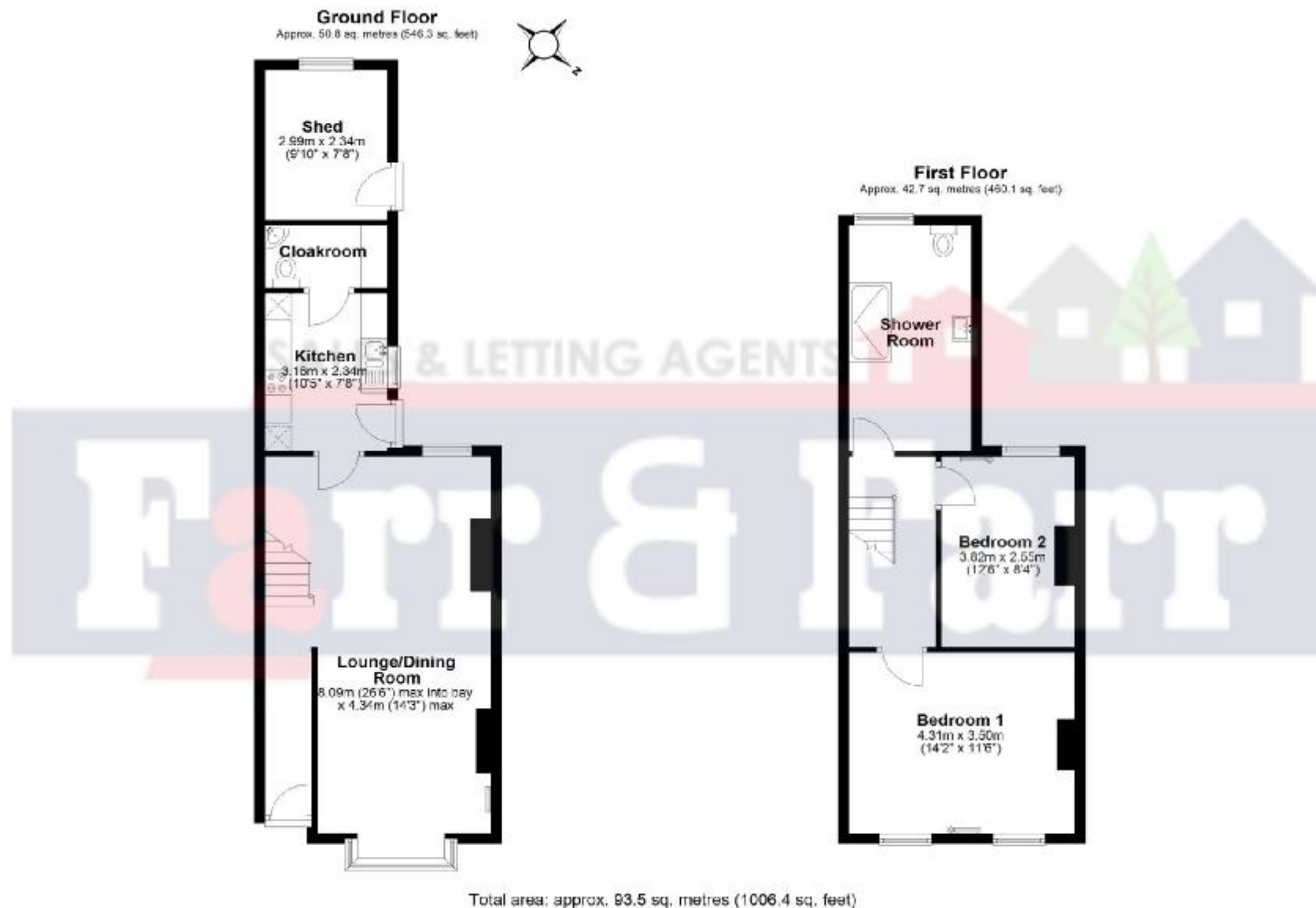
AGENTS NOTE

EPC: D-81

COUNCIL TAX: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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