



Flat 4, 1 Burrows Close, Gloucester, GL2 5SB

£250,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in a highly sought-after location within close proximity to Gloucester Quays and its array of shops, restaurants, and waterfront attractions, this spacious first floor apartment offers modern, comfortable living throughout and benefits from off-road parking.

Upon entering the property, you are welcomed by a generously sized entrance hallway, creating an immediate sense of space. From here, all principal rooms are accessed, enhancing the practical and well-considered layout. Conveniently positioned off the hallway is a large store cupboard, which also provides excellent utility space.

The accommodation comprises two well-proportioned double bedrooms. The master bedroom is particularly spacious and benefits from built-in storage as well as an ensuite shower room. The second double bedroom is also generously sized and includes fitted storage, making it ideal for guests, sharers, or use as a home office if required.

The main bathroom is also accessed from the hallway and is fitted to a good standard, serving the second bedroom and visitors.

At the rear of the property lies the impressive open-plan kitchen/lounge/diner, forming the heart of the home. This bright and airy space is perfect for both relaxing and entertaining, with ample room for living and dining furniture. French doors lead to a Juliette balcony, allowing natural light to flood the space and adding to the sense of openness.

Further benefits include off-road parking and excellent access to local amenities, transport links, and Gloucester Quays, making this an ideal home for professionals, first-time buyers, or investors alike.

Agents Note

Freehold

EPC Rating: C75

Tewkesbury Borough Council Band: B

Mains Gas, Electric and Water are connected.

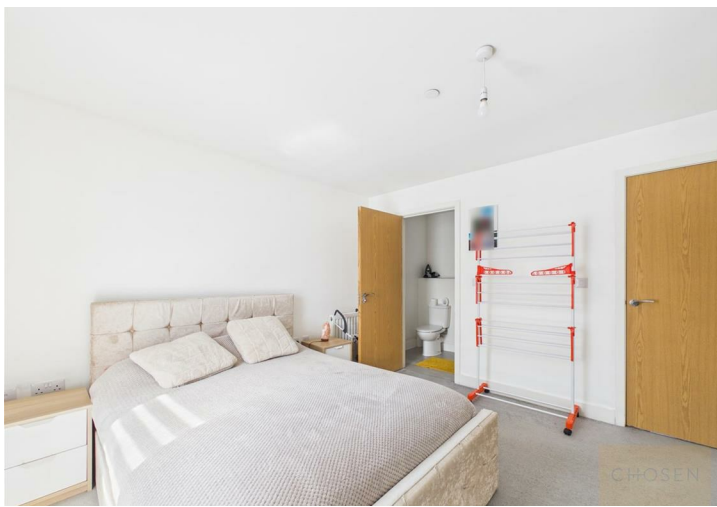
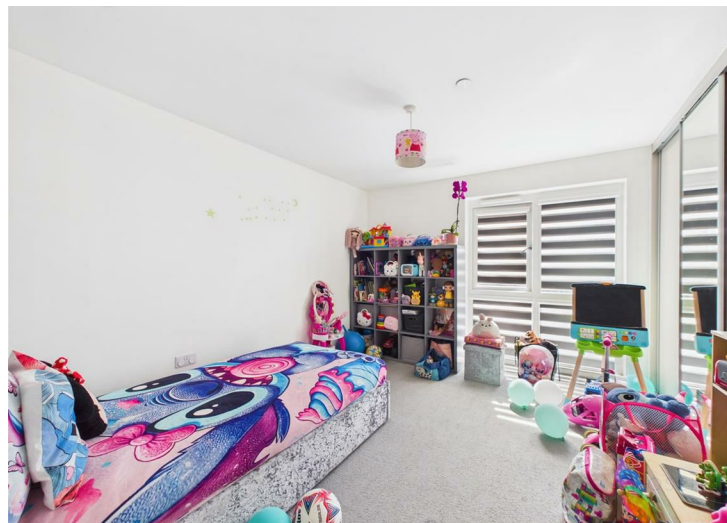
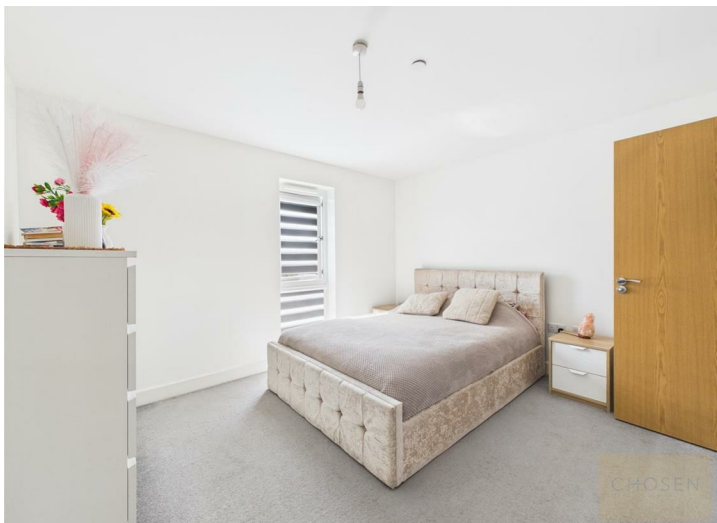
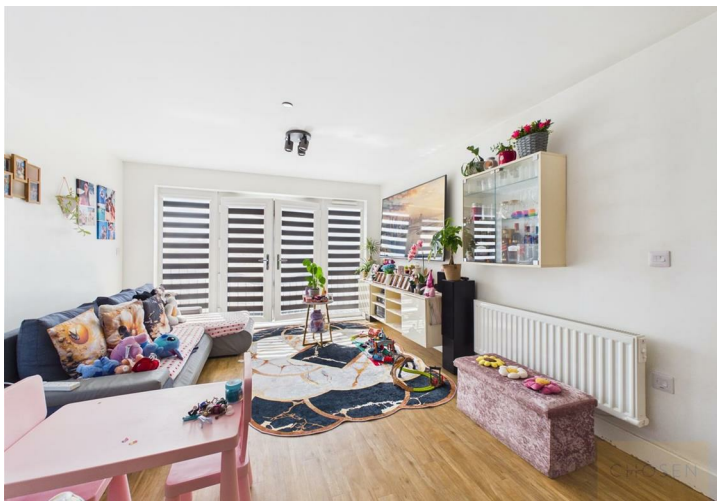
Fibre Broadband is available in the area.

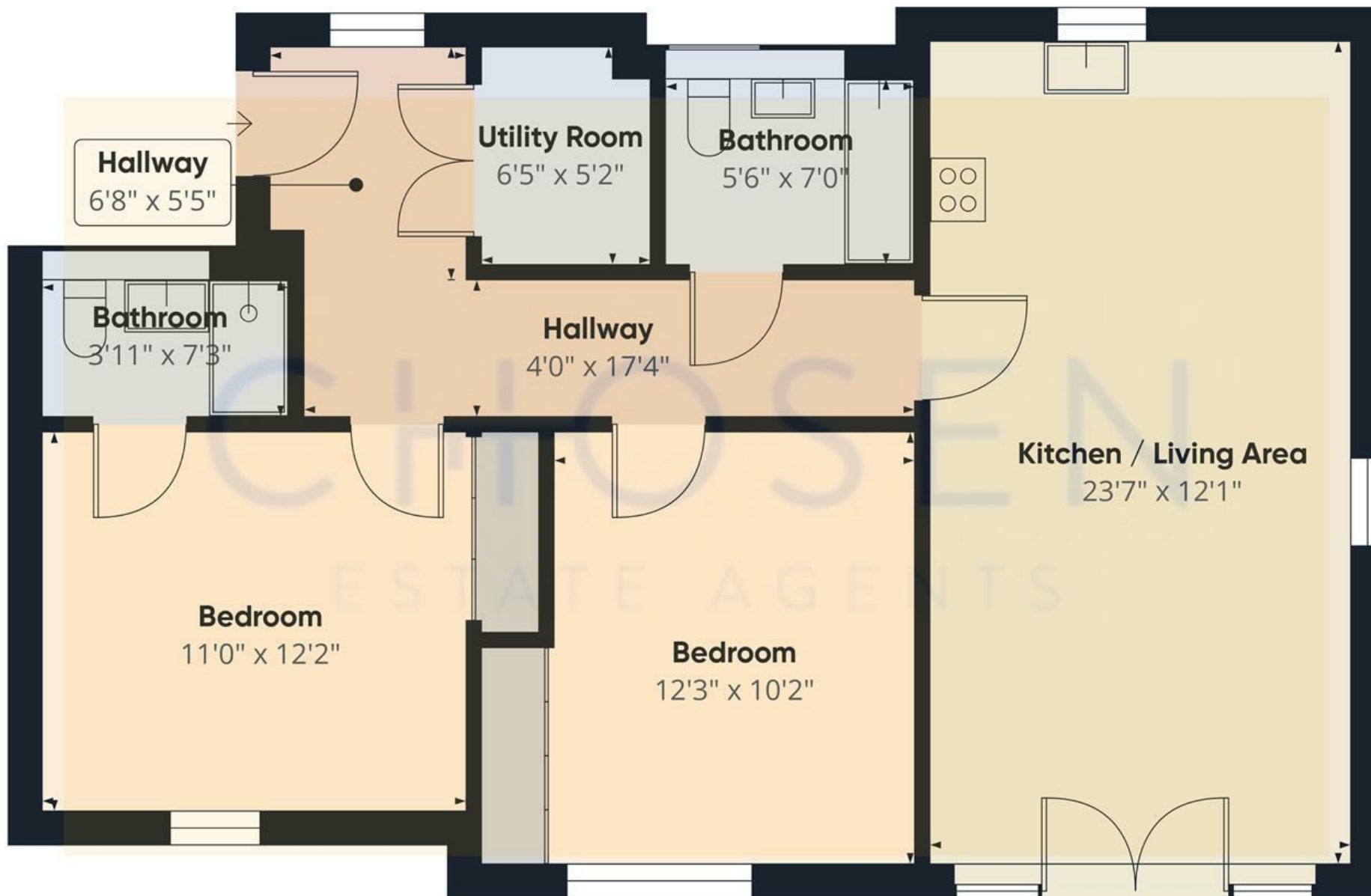
Flood Risk: Very Low

- Sought-after Gloucester Quays location
- Two well-proportioned double bedrooms
- Bright open-plan living space
- EPC Rating - C75
- Spacious entrance hallway
- En-suite to master bedroom
- Dedicated off-Road parking
- Council Tax Band - B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Approximate total area⁽¹⁾
790 ft²

(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.

GIRAFFE360

