



R B WALTERS
ESTATE AGENTS



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*Bristol Road, Quedgeley, Gloucester,
Gloucestershire, GL2 4QW.*

£400,000

Rare opportunity to purchase this spacious and well-presented home which is well set back off the road with attractive front gardens and ample parking, a garage and good size rear garden.

This spacious detached home provides excellent internal accommodation coupled with larger than average outdoor space and provides an excellent opportunity for those looking for a family home in a extremely convenient location.

The ground floor has a 22ft living room with French doors opening to the rear garden, separate dining room, 13ft sq kitchen/breakfast room and WC. Upstairs there are four good size bedrooms, the master having an ensuite shower and there is a family bathroom.

Outside the front garden provides an attractive approach with lawn and flower borders and to the rear there is parking for three cars with two of these spaces located behind secure double gates. There is also a garage and garden workshop. The rear garden offers an excellent space which enjoys a good degree of privacy. It is very well maintained and features a manicured lawn, attractive flower borders, raised beds, good size patio and large decked area ideal for alfresco dining and entertaining or just relaxing in the sun.

The property has good access to local amenities with much of this being within walking distance. A regular bus service travels to the city centre where you will find the historic Docks, Gloucester Quays outlet centre, hospital and train station. The M5 motorway is about 5 minutes drive away.

Services

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

Entrance Hall

Cloakroom

4' 7" x 3' 2" (1.40m x 0.96m)

Living Room

22' 4" x 11' 3" (6.80m x 3.43m)

Dining Room

10' 3" x 8' 7" (3.12m x 2.61m)

Kitchen/Breakfast Room

13' 4" x 13' 0" (4.06m x 3.96m)

First Floor Landing

Bedroom

11' 5" x 10' 11" (3.48m x 3.32m)

Ensuite

6' 10" x 5' 8" (2.08m x 1.73m)





Bedroom
11' 3" x 10' 6" (3.43m x 3.20m)

Bedroom
9' 5" x 9' 0" (2.87m x 2.74m)

Bedroom
8' 9" x 8' 8" (2.66m x 2.64m)

Bathroom
7' 4" x 5' 6" (2.23m x 1.68m)

Outside

Front Garden

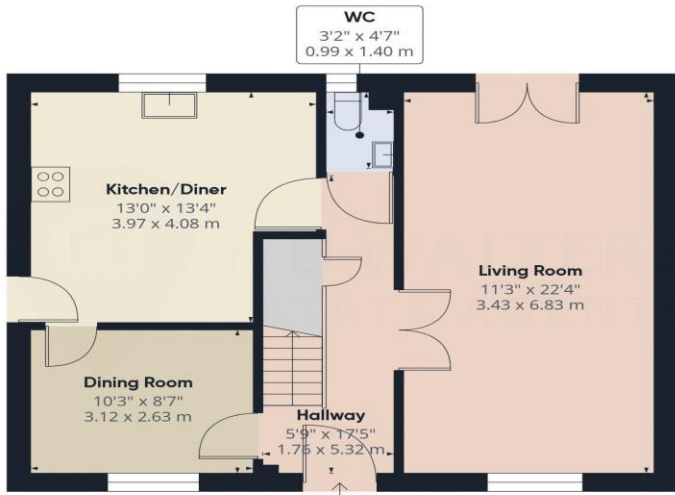
Rear Garden

Workshop

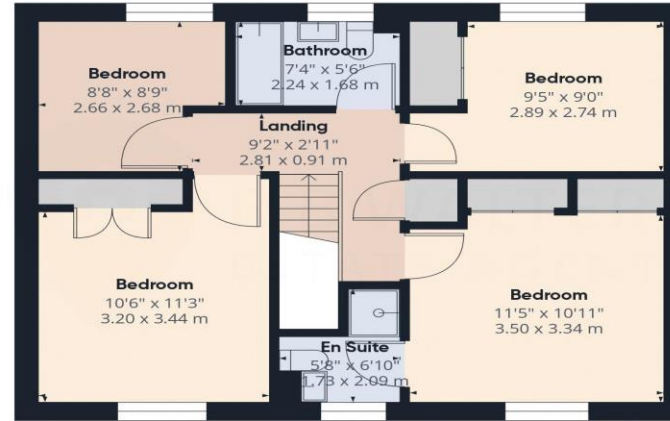


Driveway Parking for 3 Cars

Garage
16' 8" x 8' 8" (5.08m x 2.64m)



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
1332 ft²
123.7 m²

(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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R B Walters Estate Agents Office
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL
enquiries@rbwalters.co.uk
www.rbwaltersestateagents.co.uk