



4 Armscroft Gardens, Elmbridge, Gloucester, GL2 0RT

Offers in excess of £240,000

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**Farr & Farr** Sales Lettings 

**4 Armscroft Gardens, Elmbridge,  
Gloucester, GL2 0RT**

**Offers in excess of  
£240,000**

**A SURPRISINGLY SPACIOUS TOWNHOUSE  
IN A VERY CONVENIENT POSITION  
TOGETHER WITH UNUSUALLY A GARAGE**

Armscroft Gardens is a small cul-de-sac in this popular development less than 1 mile to the East of Gloucester city Centre. The railway station and hospital are both within walking distance. Good schools are close by and the exciting Docks development at the Quays is within easy reach. Number 4 offers a surprisingly good size accommodation with both bedrooms being doubles and a well fitted bathroom. To the ground floor, an open plan lounge /dining room which adjoins the garden as well as a well fitted kitchen. Additionally it is double glazed throughout, has gas heating and unusually for properties of this size, a good size and very usable garage.

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#### **ENTRANCE HALL**

UPVC double glazed front door. Radiator. Laminate flooring. Understairs storage cupboard.

#### **LOUNGE/DINER 15' 8" x 13' 2" (4.77m x 4.01m)**

TV point. Double and single radiators. Coved ceiling. UPVC double glazed sliding patio doors to terrace and garden.

#### **KITCHEN 7' 1" x 9' 0" (2.16m x 2.74m)**

Very well fitted with inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. High-quality flooring. Built-in inset oven with four ring gas hob and extractor hood. Worcester gas fired central heating boiler. Plumbing for washing machine. Space for fridge and freezer. Spotlights.

#### **FIRST FLOOR**

##### **LANDING**

Access to loft.

##### **BEDROOM 1 13' 2" x 10' 2" (4.01m x 3.10m)**

Double radiator. TV point. Overstairs store/wardrobe cupboard.

##### **BEDROOM 2 11' 9" x 7' 0" (3.58m x 2.13m)**

Double radiator.

##### **BATHROOM**

Suite of panelled bath with mixer taps and separate stainless steel shower with glazed screen and fully tiled splashbacks. Vanity unit with wash hand basin and cupboard below. Low-level WC. Half tiled wall. Tiled floor. Shaver point. Inset ceiling spotlights. Heated towel rail/radiator in stainless steel.

#### **EXTERIOR**

Front gardens parking for 2 plus cars. Fencing with concealed bin area. Path the front door.

Rear gardens, full width area of recently laid decking with lawns and step path. Raised flowerbeds, barbecue bench and gated rear access. All enclosed by close boarded fencing giving privacy.

#### **GARAGE**

Of a good size with up and over door.

#### **AGENTS NOTE**

EPC: C-70

COUNCIL TAX: B







**Ground Floor**  
Approx. 46.3 sq. metres (498.7 sq. feet)



**First Floor**  
Approx. 31.7 sq. metres (341.2 sq. feet)



Total area: approx. 78.0 sq. metres (839.9 sq. feet)

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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