



Armscroft Crescent, Barnwood GL2 0SU

£330,000



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- No onward chain
- Potential to extend subject to relevant planning permission
- Original 1930's character features
- Bathroom under two years old
- Approximately 110ft rear garden
- Attached generous garage
- EPC rating D58

£330,000

Accommodation

Positioned within a quiet location between Barnwood and Longlevens, Armscroft Crescent is approached via private driveway framed by mature hedging and planting providing off road parking for three vehicles which in turn leads through to the attached garage with double doors. Stepping through, the property provides an outer hallway with quarry stone tiles before stepping through into the entrance hall offering charming original 1930's wooden front door and panelling alongside access to under stairs storage. The property provides two bright and airy reception rooms, the first of which has original 1930's curved wall and the second providing double doors opening to the rear garden. The modern and well appointed kitchen offers a range of base and wall mounted units, integrated low level oven with electric hob over in addition to large walk in pantry cupboard. Stepping through to the rear the property continues to provide a ground floor cloakroom and further utility space with plumbing for an automatic washing machine before leading through to the attached garage.

The first floor continues to provide three double bedrooms in addition to modern family bathroom offering white suite to include 'p shaped' bath with shower over and wash hand basin whilst a further w.c can be located directly adjacent.

Outside

A truly deceptive garden measuring approximately 110 ft

this well establish plot provides an array of mature trees, shrubs and plants, ideal for the keen gardener and those with young families having generous space to enjoy the summer months. Backing on to the Elmscroft Community Centre ground, gated access leads directly from the garden to the grounds whilst providing complete privacy throughout the rear. With an abundance of potential the plot allows the property the space to be extended, subject to relevant planning permissions, to create a truly wow factor forever home with the charming features that already exist throughout.

Location

Privately positioned between Barnwood and Longlevens, Armscroft Crescent offers a ideal location for families and working professionals being only 1.5 miles from the historic city centre. Offering various amenities, shopping destinations, bars and restaurants, Kingsholm stadium provides both sporting and music events throughout the year alongside further access to the newly developed Gloucester Docklands providing further entertainment, eateries and twelve screen cinema. With several primary and secondary schooling to include public, grammar and private, alongside transportation links ideal for Cheltenham to the north and Bristol to the south in addition to direct train links to London Paddington.

Local Authority, Services & Tenure

Gloucester City Council - Tax Band C.
Mains water, drainage, gas and electric.
Freehold.



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

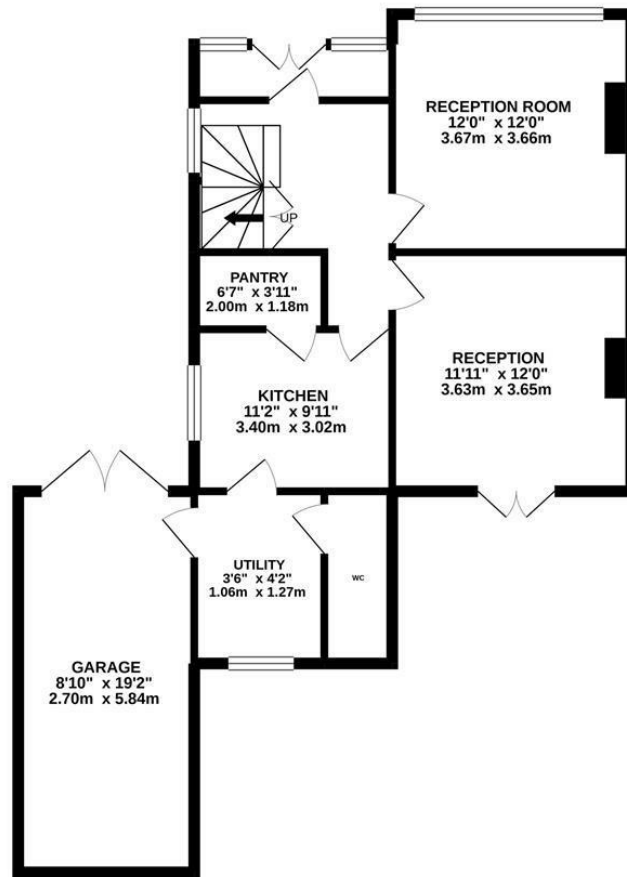
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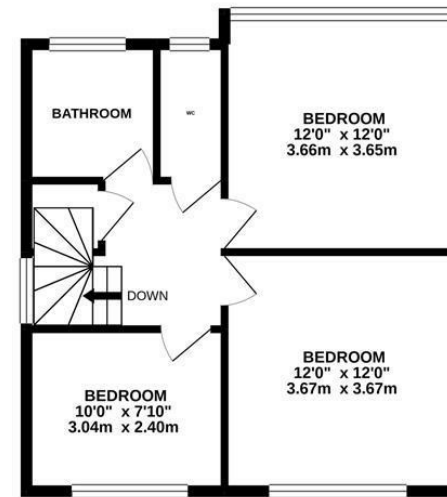
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GROUND FLOOR



1ST FLOOR



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