



**Dale Close, Gloucester GL4 6UR**  
**£290,000**



## Dale Close, Gloucester GL4 6UR

• Detached three bedroom bungalow • Immaculately presented throughout • Garage and driveway for multiple vehicles • Enclosed rear garden • Potential rental income of £950 pcm • EPC Rating D65 • Gloucester City Council- Tax Band C ( £1731.94 per annum)

**£290,000**



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

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### Entrance Hallway

Step into the porch via sliding doors opening through to the entrance hall with built-in storage cupboard housing the gas combi boiler.

### Kitchen

Modern fitted kitchen with ample worktop and storage space alongside integrated gas hob and double electric ovens alongside space for a freestanding fridge/freezer and plumbing for an automatic washing machine.

### Lounge

Cosy lounge with outlook to the rear aspect, leading to the conservatory.

### Bedroom One

Double bedroom with window overlooking the rear aspect of the property.

### Bedroom Two

Double bedroom with window overlooking the front aspect of the property.

### Bedroom Three

Window facing to the side aspect of the property.

### Shower Room

Shower room benefitting from a w.c, wash hand basin and walk-in shower cubicle

### Conservatory

Spacious conservatory overlooking the enclosed rear garden with access to the garden itself via French doors as well as access to the integral single garage.

### Outside

Externally the property boasts a well maintained private and enclosed rear garden mainly laid to lawn with fenced and walled borders. The patio area wraps around the property to the gated side access leading to the front of the property where a secondary front lawn is found, laid to astro turf, alongside off-road parking on the driveway for up to three vehicles.

### Location

Situated between Stroud Road and Finlay Road at the base of Robinswood Hill, the sought after location is ideal for working professionals and those looking for a quieter paced lifestyle, having various transport links to both Cheltenham and Bristol in addition to a direct link to London Paddington from the Gloucester train station. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral and various listed buildings alongside the premieriership Kingsholm rugby ground. Robinswood Hill Country Park is half a mile from the property and open countryside is a mile away.

### Local Authority, Services & Tenure

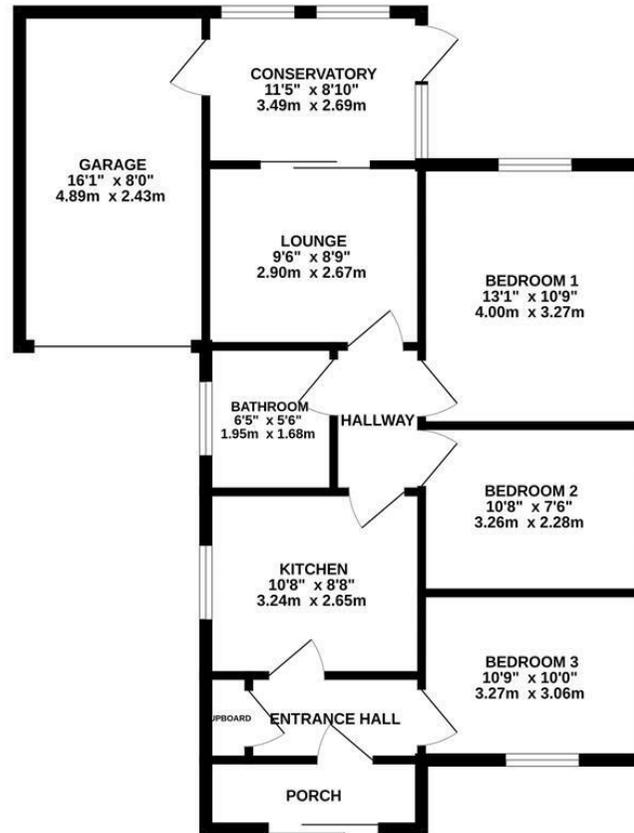
Gloucester City Council- Tax Band C (£1,731.94 per annum). Mains gas, electric, water and drainage are connected to the property. Freehold.

### Agents Notes

\*\*Please note the current vendors have added new windows, new radiators, new carpets throughout, new garage door and also added an additional wall to create the third bedroom\*\*



GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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