



8 Armscroft Gardens, Barnwood, Gloucester, GL2 0RT

£230,000

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**Farr & Farr** Sales Lettings 

**8 Armscroft Gardens, Gloucester,  
GL2 0RT**

**£230,000**

**AN IMMACULATELY PRESENTED TWO  
BEDROOM TERRACE HOUSE TUCKED AWAY  
IN A QUIET CUL-DE-SAC LOCATION**

The property has been well maintained and upgraded in its current ownership offering surprisingly spacious accommodation comprising of: Entrance hall, integral garage, kitchen, living room, two double bedrooms & bathroom. To the exterior there are fully enclosed gardens and to the front of the property off road parking. Armscroft Gardens is a quiet cul-de-sac situated off Armscroft Road and the Barnwood Road approximately a mile to the east of the city centre. The property is in walking distance to the hospital and Cheltenham & the M5 are an easy drive.

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#### **Entrance Hall**

Accessed via upvc double glazed front door. Grey contemporary style radiators. Stairs to first floor. Opening to:-

#### **Kitchen** 9' 0" x 7' 0" (2.74m x 2.13m)

A range of wall and base units with worktop. Stainless steel sink and drainer. Double glazed window to front aspect. Tiled splashback. Space for cooker & fridge. Plumbing for washing machine. Laminate flooring.

#### **Lounge/Diner** 15' 11" x 13' 3" (4.85m x 4.04m)

Grey contemporary style radiators. Double glazed sliding doors to garden. Coving & ceiling rose.

#### **First Floor Landing**

Access to loft.

#### **Bedroom 1** 12' 11" x 10' 1" (3.93m x 3.07m)

Double glazed window to front aspect. Cupboard.

#### **Bedroom 2** 12' 1" x 7' 10" (3.68m x 2.39m)

Double glazed window to rear aspect.

#### **Bathroom** 8' 7" x 4' 11" (2.61m x 1.50m)

Panelled bath with shower overhead. W.C. Floor standing two draw basin. Mirrored cabinet. Tiled walls. Frosted double glazed window. Stainless steel heated towel rail.

#### **Integral Garage** 15' 10" x 7' 6" (4.82m x 2.28m)

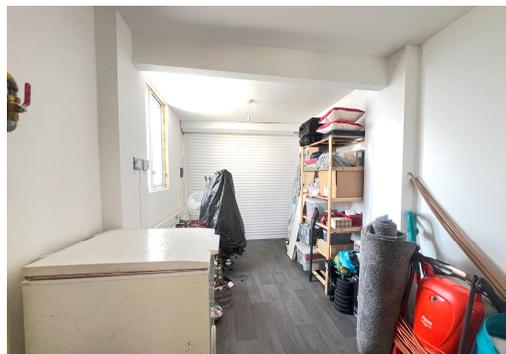
Double glazed window. Roll top front door. Vinyl floor. Power & lighting.

#### **Exterior**

Rear gardens predominantly laid to lawn with terrace area. Raised shrub bed border. Fully enclosed with fencing & wall. Gate to rear access. Front garden- block paving driveway with off road parking.

#### **Agents Note**

Council Tax: B  
EPC TBC





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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