



38 Armscroft Road, Gloucester, Gloucestershire, GL2 0SJ

£257,500

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**Farr & Farr** Sales  
Lettings

**38 Armscroft Road, Gloucester,  
Gloucestershire, GL2 0SJ**

**£257,500**

Situated on a quiet cul de sac in Armscroft Road, this three bedroom semi-detached property has some charming features and a very pleasant rear garden.

The entrance hall leads to a living room to the front and a further reception room at the rear which opens into the kitchen. A well fitted bathroom is to the rear.

Stairs lead to the first floor landing with three good sized bedrooms including a spacious master bedroom.

To the rear, the garden is well presented with an area of covered patio, artificial lawn, attractive borders and storage.

Armscroft Road provides excellent access throughout Gloucester being within close proximity to Gloucester Royal hospital, the train station and major roads.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**Entrance Hall** 11' 6" x 3' 0" (3.51m x 0.91m)  
Wooden front door with glazing. Laminate flooring.  
Radiator.

**Living Room** 10' 11" x 10' 5" (3.32m x 3.17m)  
Double glazed window to front. Carpet. Radiator.  
Feature fireplace.

**Dining Room** 12' 0" x 13' 10" (3.65m x 4.21m)  
Double glazed window to rear. Vinyl flooring.  
Radiator.

**Kitchen** 9' 7" x 7' 5" (2.92m x 2.25m)  
Double glazed window to side. Range of wall, base and drawer. Laminate worktop over. Sink with draining board and mixer tap. Combi boiler. Fitted oven. Fitted hob. Vinyl flooring. Radiator.

**Internal Hallway** 3' 7" x 3' 2" (1.08m x 0.97m)  
Vinyl flooring. Upvc door to rear.

**Bathroom** 7' 9" x 7' 11" (2.35m x 2.42m)  
Frosted double glazed window to side. WC. Bath with shower over. Basin. Heated towel rail. Vinyl floor.

**First Floor Landing** 12' 0" x 5' 3" (3.65m x 1.59m)  
Carpet. Radiator. Access to loft via hatch.  
Cupboard.

**Bedroom One** 10' 11" x 13' 10" (3.32m x 4.22m)  
Double glazed window to front. Laminate flooring.  
Feature fireplace.

**Bedroom Two** 11' 11" x 8' 3" (3.64m x 2.52m)  
Double glazed window to rear. Carpet. Radiator.

**Bedroom Three** 10' 0" x 7' 11" (3.04m x 2.41m)  
Double glazed window to rear. Carpet. Radiator.

**Rear External**

South facing rear garden. Side access. Covered area laid to patio. Artificial turf with mature slate borders. Fence surround. Brick shed to rear.

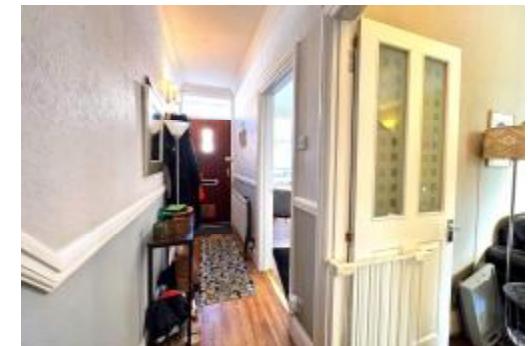
**Front External**

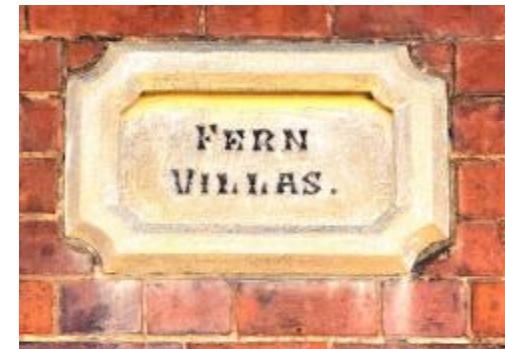
Picket fence surround. Tiled pathway. Gravel.

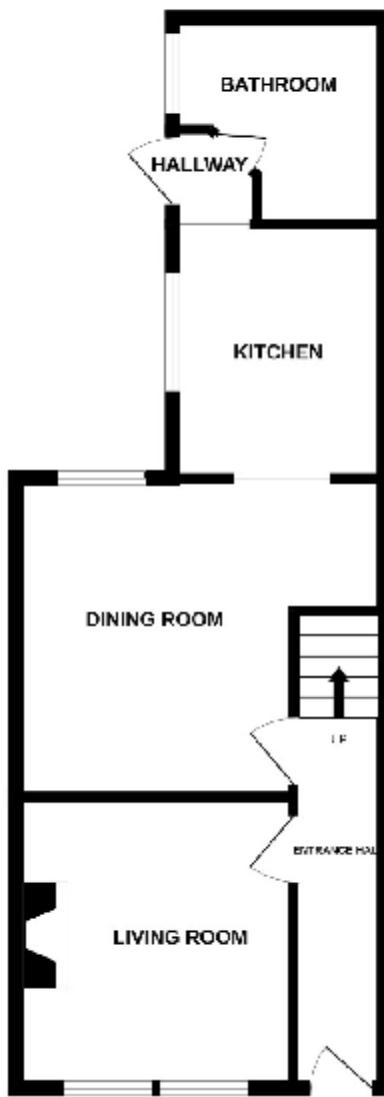
**Agents Notes**

Council Tax - Band B  
EPC – E









TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

While every effort has been made to ensure the accuracy of the fixtures and fittings, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The seller, agent and vendor accept no responsibility for any inaccuracy or omission in this plan. The vendor and agent accept no responsibility for any inaccuracy or omission in this plan.

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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