

ESTATE AGENTS



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PRICE: £229,950

REF: LG24258/JF

**9 BRINDLE CLOSE
GLOUCESTER
GL4 4FS**



**AN ATTRACTIVE AND MODERN SPACIOUS SEMI DETACHED
FAMILY HOUSE IN A CONVENIENT LOCATION**

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9 BRINDLE CLOSE, GLOUCESTER

Brindle Close is situated just off Awebridge Way and Painswick Road approximately 2 ½ miles to the South of Gloucester City centre. Excellent shopping and good schools are within easy reach and access to the Southern ring road is only a short drive.

Number 9 has been well looked after and offers surprisingly large accommodation with the benefits of gas central heating and double glazing. All 3 bedrooms are of a good size and there is a large "L" shaped sitting room which overlooks the front and adjoins the rear garden. To the exterior there are private rear gardens as well as a garage and parking.

THREE GOOD BEDROOMS: WELL FITTED BATHROOM: "L" SHAPED LOUNGE/DINING ROOM: KITCHEN: CLOAKROOM: GAS CENTRAL HEATING: UPVC DOUBLE GLAZING: LARGE FRONT GARDENS: ENCLOSED REAR GARDENS: GARAGE AND PARKING:

COVERED PORCH:

Half glazed front door to:-

ENTRANCE HALL:

Radiator. Staircase to landing. Understairs cupboard.

CLOAKROOM:

Low level W.C. Wash hand basin with tiled splashback. Radiator.

LOUNGE/DINER: 17'6 x 15'8.

("L" shaped). Two radiators. Cable and T.V point. Window to the front. Upvc double glazed sliding patio doors to rear garden.





KITCHEN: 11' x 8'7.

Inset single drainer stainless steel sink unit set into worktops with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Gas point. Control panels. Space for fridge and freezer. Radiator. Coved ceiling. Spotlights. Gloworm gas fired central heating boiler. Upvc double glazed door to:-



FIRST FLOOR:

LANDING:

Access to loft. Linen cupboard with shelving.

BEDROOM 1: 12'1 x 10'3.

Double wardrobe cupboard with mirror sliding doors. Radiator.



BEDROOM 2: 10'4 x 10'3.

Radiator. Triple wardrobe cupboard.



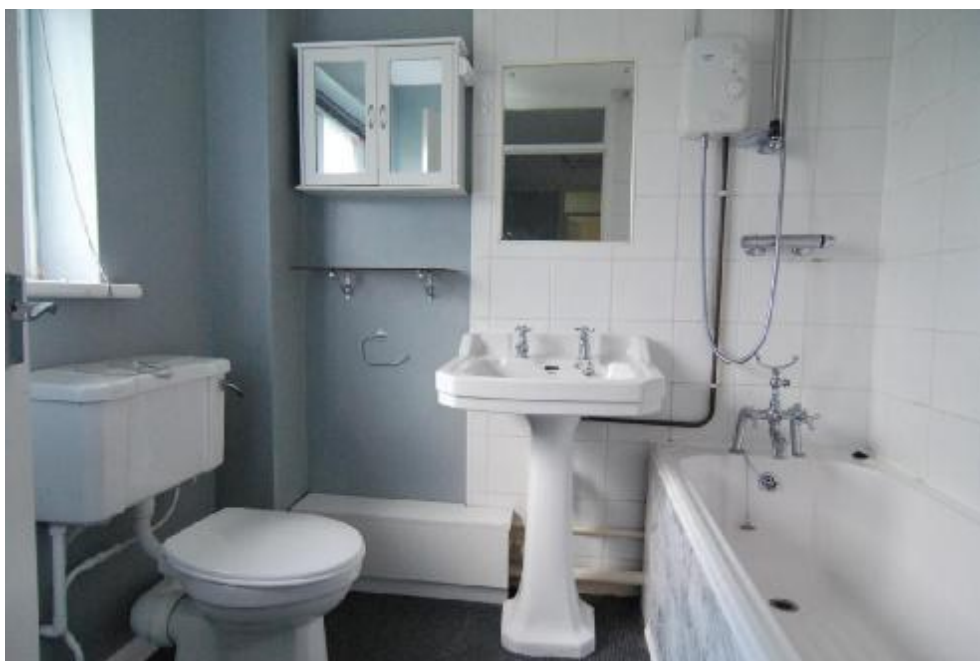
BEDROOM 3: 8'7 x 7'2.

Radiator.



BATHROOM:

White suite of panelled bath with mixer taps and separate Triton shower unit. Low level W.C. Pedestal wash hand basin. Half tiled walls. Radiator. Vinyl floor.



EXTERIOR:

Front gardens of a good size laid to lawns with path to front door. Conifer, flower and shrub beds. Gated side access to wide area. Space for shed. Opening onto:-

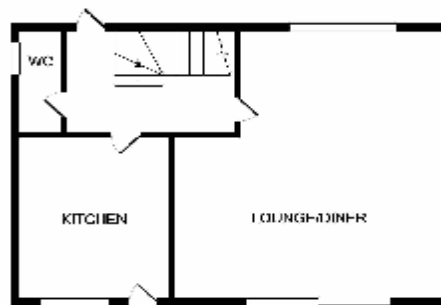
Rear gardens with good area of paved terrace with slate detail and lawns with shrubs. All enclosed by close boarded fencing giving a good deal of privacy. Timber garden shed. Gated rear access to parking space. Outside tap.



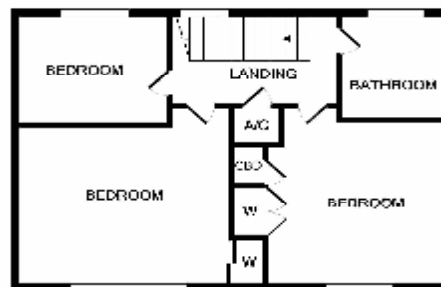
Up and over door. Eaves storage



EPC: D-64



CONCLUSIONS



1ST FLOOR

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AGENTS NOTE:

All room sizes are approximate

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT