



3 Coltman Close, Gloucester, GL1 3QJ

£265,000

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**Farr & Farr** Sales Lettings 

**3 Coltman Close, Gloucester,  
GL1 3QJ**

**£265,000**

**AN EXTENDED MODERN SEMI DETACHED HOUSE  
IN A QUIET BUT VERY CONVENIENT POSITION**

Coltman Close is a small cul-de-sac situated on this modern development just off Horton Road in a very convenient position for the hospital and city centre. The attractive Armscroft Park and playing fields are on the doorstep. The hospital and railway station are within a very easy walk and the city centre, Cathedral and Docklands is under 1 mile. Cheltenham and the M5 motorway are both within an easy reach.

Number 3, built in the late 80's has been in the same ownership ever since and offers good size accommodation with the benefit of an extension to the side giving a large cloakroom/shower room to the ground floor. It is gas centrally heated throughout, has double glazing and to the exterior, surprisingly private predominantly walled rear gardens that are well and maturely landscaped as well as a detached garage and parking.

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

**STORM PORCH**

UPVC double glazed front door.

**ENTRANCE HALL**

Radiator. Staircase to landing.

**SHOWER ROOM/CLOAKROOM**

Large basin with fully tiled splashback and pedestal wash hand basin. Low-level WC. Plumbing for washing machine. Radiator. Full three-quarter tiled walls. Tiled floor. Inset ceiling spotlights. Extractor fan. Access to small loft.

**SITTING ROOM 14' 8" x 11' 6" (4.47m x 3.50m)**

Coved ceiling. Radiator. TV point.

**KITCHEN/DINING ROOM 14' 9" x 10' 2" (4.49m x 3.10m)**

Dining area with understairs cupboard. Two double radiators. Double UPVC double glazed French doors to terrace and garden. Arch to:- Kitchen area with inset single drainer stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Gas point. Cooker control panel. Space for fridge/freezer. Plumbing for washing machine. Gloworm gas fired central heating boiler.

**FIRST FLOOR**

**LANDING**

Access to loft.

**BEDROOM 1 12' 2" x 8' 2" (3.71m x 2.49m)**

Built-in two double and one single wardrobe cupboards with mirrored doors and matching drawers.

**BEDROOM 2 11' 2" x 8' 2" (3.40m x 2.49m)**

Radiator. Built-in double wardrobe and single wardrobe cupboards.

**BEDROOM 3 9' 1" x 6' 5" (2.77m x 1.95m)**

Radiator.

**BATHROOM**

Panelled bath with Mira electric shower. Fully tiled splashback and curtain. Pedestal wash hand basin. Low-level WC. Heated towel rail/radiator. Vinyl floor.

**EXTERIOR**

Front gardens, laid predominantly to lawns with mature bush. Path to the front door.

Rear gardens, surprisingly private and well landscaped with good area of paved terrace and steps to garage with lawns to either side. Mature shrub bed borders and bushes. Useful side garden, again with path to side gate. Timber garden shed and storage area. Security light and tap.

**GARAGE 16' 4" x 8' 9" (4.97m x 2.66m)**

Detached brick built with eaves storage. Light. Up and over door. Personnel door to the garden.

**AGENTS NOTE**

EPC: C-70

COUNCIL TAX: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







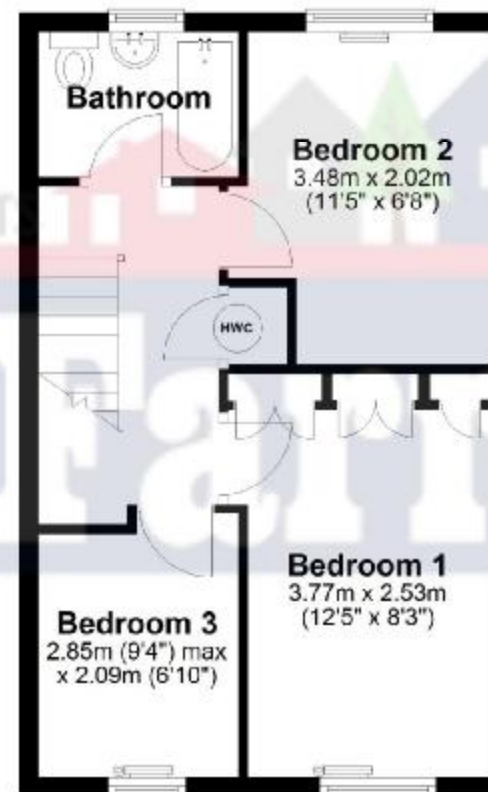
## Ground Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



## First Floor

Approx. 33.8 sq. metres (364.1 sq. feet)



Total area: approx. 75.3 sq. metres (810.2 sq. feet)

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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