



9 Goldsborough Close

Gloucester, GL4 4ST

Offers in excess of £300,000



We are pleased to present this impressive family home, ideally positioned within a quiet cul-de-sac and conveniently located close to a wide range of local amenities.

The property offers extensive and versatile accommodation throughout. On the first floor, there are three generous bedrooms, a family bathroom, and a separate WC. The ground floor features a spacious entrance hallway leading to a stylish living room, which flows seamlessly into a particularly spacious kitchen/diner/family room, perfect for modern family living and entertaining.



Entrance Hallway

Approached via Upvc double glazed front door, Upvc double glazed windows to front, radiator, laminate flooring, stairs leading to first floor, doors to both lounge & play room (converted garage)

Play Room

Upvc double glazed windows to front, radiator, built in storage, door to:

Cloakroom

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, radiator, towel rail.

Lounge

Double doors through to dining area, television point, radiator, recessed down lights.

Dining Area

Upvc double glazed windows & french doors to rear, Upvc double glazed door to side, radiator, power points, laminate flooring.

Kitchen

Two Upvc double glazed windows to side, eye & base level units with roll edge work tops, sink/drain, built in fridge/freezer & dishwasher, recessed down lights, tiled flooring, partly tiled walls.

First Floor Landing

Access to loft via hatch, doors to all rooms.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

Bedroom 2

Upvc double glazed windows to front, radiator, power points, built in storage.

Bedroom 3

Upvc double glazed windows to front, radiator, power points, recessed down lights.

Bathroom

Upvc frosted double glazed windows to rear & side, four piece suite comprising of panelled bath, separate shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail, recessed down lights.

Rear Garden

An enclosed area which is partly paved, with an area which is laid to raised artificial lawn & decking. Gated side access.

Tenure

Freehold.

Services

Mains water, electricity, drainage & gas.

Local Authority

Gloucester City Council- Band C

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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