



48 Woodruff Close

Gloucester, GL4 6YN

£260,000



We are delighted to welcome to the open market this well-presented and generously proportioned three bedroom end-terrace home, situated in the popular area of Robinswood. The current owners have made a number of improvements, including upgrading the kitchen and bathroom, making this an ideal opportunity for first-time buyers and young families alike.

The accommodation comprises an entrance hallway, cloakroom, lounge, kitchen/diner and conservatory. Upstairs, there are three bedrooms and a modern family bathroom. Outside, the property benefits from an enclosed rear garden, along with a garage and parking to the rear.



Entrance Hall

Accessed via upvc double glazed window, power points, radiator, laminate flooring, coving, stairs to first floor landing, understairs storage cupboard. Doors lead off:

Cloakroom

Low level wc, pedestal wash hand basin with mixer tap over, tiled splashback, front aspect upvc double glazed frosted window.

Kitchen/Diner

Range of base, drawer and wall mounted units, laminate worksurfaces, single sink unit with mixer tap over. Appliance points, power points, four ring gas hob with extractor hood over, integral cooker and dishwasher, space for fridge/freezer dining table and chairs. Door to pantry, laminate flooring, radiator, rear aspect upvc double glazed window and sliding doors to the conservatory.

Lounge

Power points, radiator, front aspect upvc double glazed window.

Conservatory

Of upvc construction, power points, rear aspect upvc double glazed door leading to the garden.

Landing

Power points, door to airing cupboard, access to loft space. Doors lead off:

Bedroom One

Power points, radiator, fitted wardrobes, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, overstairs storage cupboard, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, vanity wash hand basin with storage below and mixer tap over. Partly tiled walls, heated towel rail, laminate flooring, rear aspect upvc frosted double glazed window.

Outside

To the front of the property there is a flat laid lawn and paved pathway which leads to the front door. There is also side access to the rear garden via a wooden door.

An enclosed rear garden comprising a lawned area with paved patio, providing space for outdoor seating and entertaining. A pathway leads through the garden to the rear of the property where the parking space and garage can be accessed.

Tenure

Freehold.

Services

Mains water, drainage, gas and electricity.

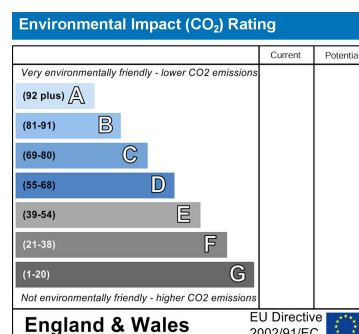
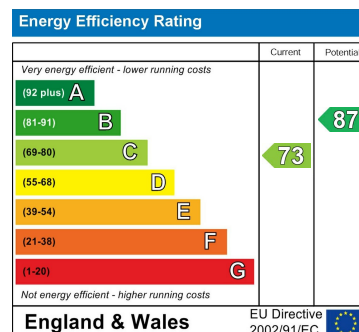
Local Authority

Gloucester City Council.

Council Tax Band: B

Awaiting Vendor Approval

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



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