



 **5 Wadley Close, Gloucester**

Gloucester

Guide Price **£525,000**

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Gloucester, Gloucester

IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM DETACHED HOUSE BUILT IN 2022 TO THE "SHAFTSBURY DESIGN" BY REDROW HOMES LOCATED ON WADLEY CLOSE, GLOUCESTER!

The accommodation to the ground floor; Entrance hall, lounge, w.c, high spec kitchen/diner & utility room.

On the top floor we have; four DOUBLE bedrooms, family bathroom and en-suite to bedroom one!

Further benefits are; Upvc double glazing, gas central heating, garage and drive for 3 cars and around £15k+worth of extras from standard!

This property is located just off Denmark Road in Kingsholm close to local bus routes, Denmark School, Gloucester Town Centre and many more local amenities!

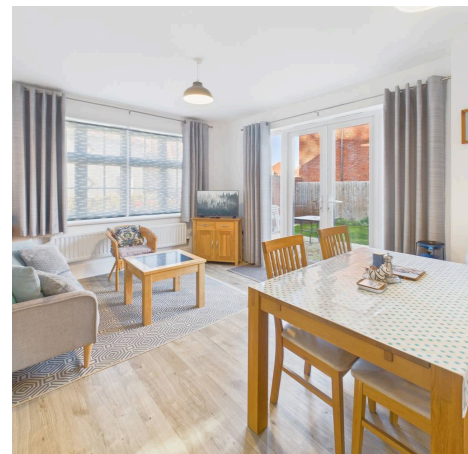
Property for sale through Michael Tuck Estate Agents. Approximate rental value of £2250pcm, please contact Michael Tuck Lettings in Gloucester for more details.

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Upvc Double Glazing
- Garage & Parking
- Redrow Homes Build
- Popular Location
- Built In 2022
- Immaculate Throughout
- Energy Rating B
- Gas Central Heating



Entrance Hall

Lounge

Dimensions: 21' 1" x 11' 8" (6.42m x 3.55m).

W.C

Kitchen/Diner

Dimensions: 25' 7" x 11' 6" (7.79m x 3.50m).

Utility room

Dimensions: 6' 6" x 5' 9" (1.98m x 1.75m).

Landing

Bedroom 1

Dimensions: 12' 6" x 11' 11" (3.81m x 3.63m).

En-suite

Dimensions: 8' 5" x 4' 6" (2.56m x 1.37m).

Bedroom 2

Dimensions: 10' 10" x 10' 0" (3.30m x 3.05m).

Bedroom 3

Dimensions: 12' 0" x 8' 4" (3.65m x 2.54m).

Bedroom 4

Dimensions: 9' 8" x 8' 3" (2.94m x 2.51m).

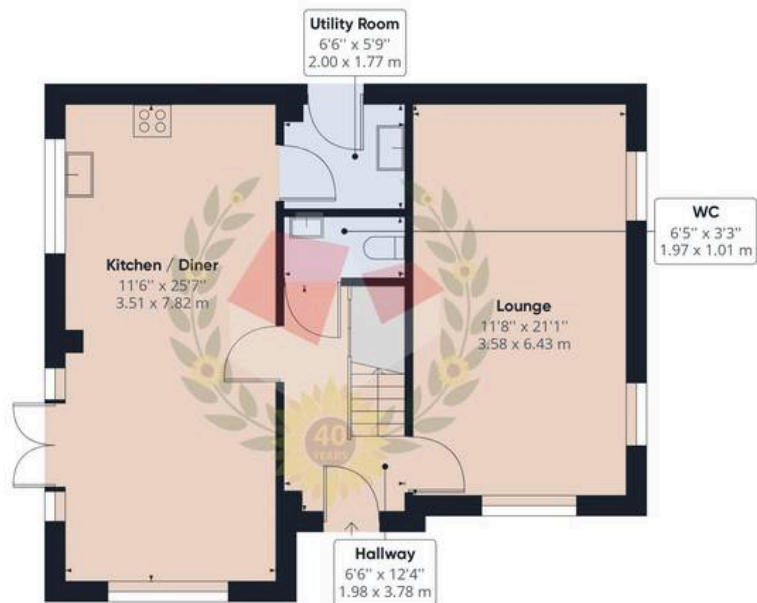
Bathroom

Dimensions: 7' 7" x 6' 7" (2.31m x 2.01m).

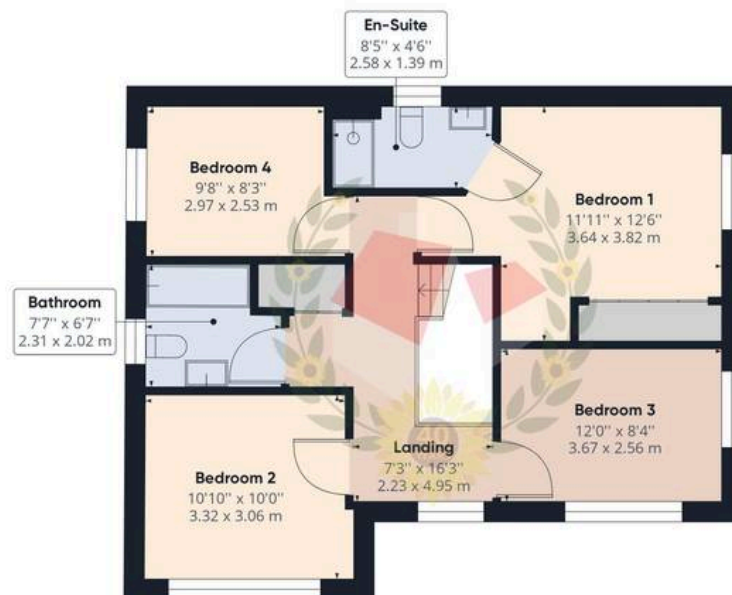
Rear Garden

Garage & Parking





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1581.63 ft²

146.94 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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