



 **6 Romney Close, Gloucester**

Gloucester

**£525,000**



# 6 Romney Close

Gloucester, Gloucester

Available with NO ONWARD CHAIN we are delighted to bring to the market a substantial DETACHED house located in a CUL-DE-SAC Location within walking distance of Ribston & Crypt Grammar Schools.

Downstairs accommodation comprises of Entrance Hall, Dual Aspect Living Room, Dining Room, Kitchen/Breakfast Room, STUDY and Cloakroom whilst the first floor offers FOUR Bedrooms and a family Bathroom.

Externally are good sized mature gardens to the front & rear and a DOUBLE GARAGE with double width driveway

- Detached House with No Onward Chain
- Cul-De-Sac Location
- Dual Aspect Lounge & Adjoining Dining Room
- Study and Downstairs WC
- Family Bathroom
- Double Glazing and Central Heating
- Energy Rating D62
- Double Garage & Driveway
- Good Sized Gardens to Front & Rear
- Four Bedrooms
- Walking Distance of Ribston and The Crypt Grammar Schools





**Entrance Hall**

12' 9" x 7' 7" (3.88m x 2.32m)

**Living Room**

21' 7" x 12' 11" (6.59m x 3.94m)

**Dining Room**

10' 10" x 9' 0" (3.31m x 2.75m)

**Kitchen/Breakfast Room**

23' 6" x 8' 8" (7.16m x 2.63m)

**Study**

9' 5" x 7' 0" (2.88m x 2.14m)

**WC**

6' 4" x 2' 11" (1.93m x 0.89m)

**First Floor Landing**

12' 9" x 7' 8" (3.88m x 2.33m)

**Master Bedroom**

11' 0" x 10' 9" (3.36m x 3.28m)

**Bedroom Two**

10' 11" x 10' 7" (3.32m x 3.22m)

**Bedroom Three**

10' 10" x 9' 3" (3.29m x 2.82m)

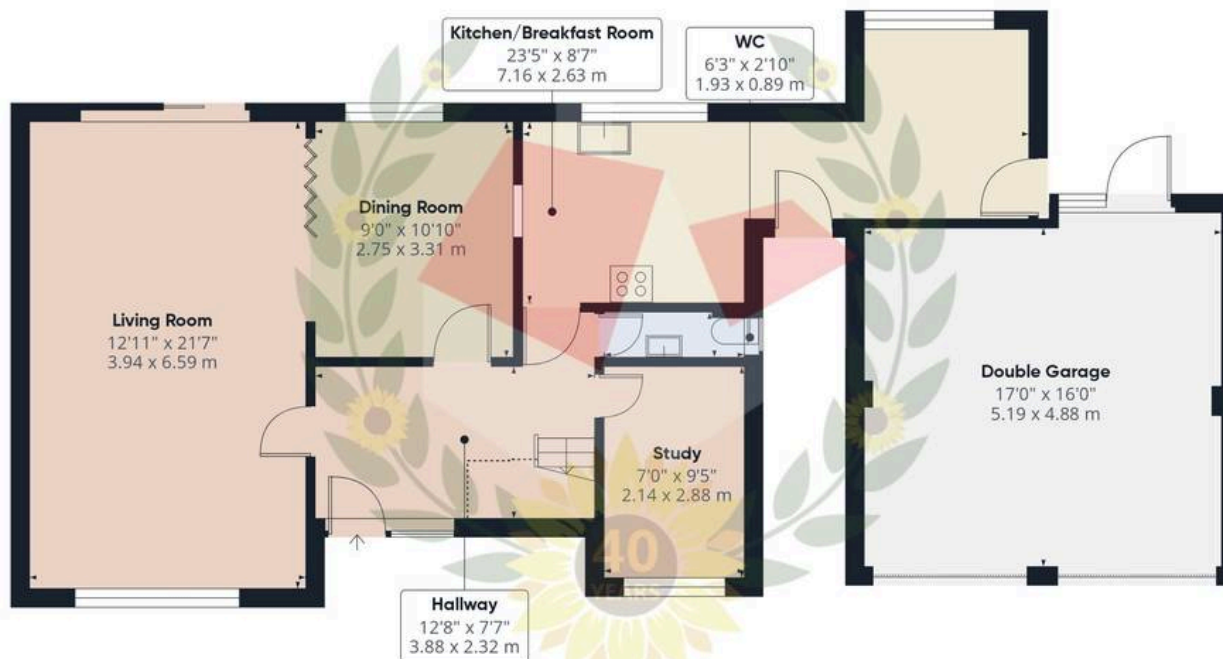
**Bedroom Four**

9' 1" x 8' 10" (2.77m x 2.68m)

**Family Bathroom**

7' 1" x 6' 6" (2.16m x 1.99m)





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1640 ft<sup>2</sup>

152.2 m<sup>2</sup>

**Reduced headroom**

19 ft<sup>2</sup>

1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • [estates.quedgeley@michaeltuck.co.uk](mailto:estates.quedgeley@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



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