



12 Billingham Close, Gloucester – GL4 4SS

Gloucester

Guide Price **£300,000**

12 Billingham Close

Gloucester, Gloucester

EXTENDED FOUR BEDROOM SEMI DETACHED property offers generous and flexible accommodation, ideal for growing families or those working from home.

The ground floor features a spacious entrance hallway leading to a comfortable lounge, a well-equipped kitchen, and an additional reception room currently used as an education room but equally suitable as a home office or dining room. A convenient cloakroom completes the downstairs layout.

Upstairs, there is a LARGE DOUBLE BEDROOM, TWO further SINGLE bedrooms, and a family bathroom. The LOFT has been CONVERTED to create an impressive master bedroom, offering excellent space with the potential to add an en-suite if desired.

Externally, the property benefits from off-road parking to the front and an enclosed rear garden, perfect for relaxing or entertaining.

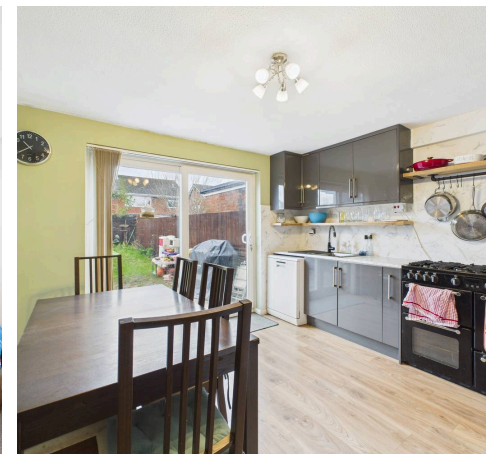
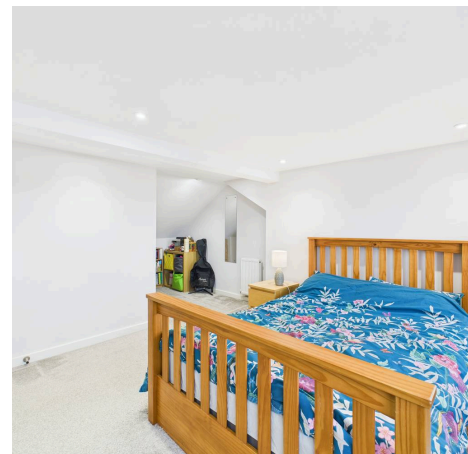
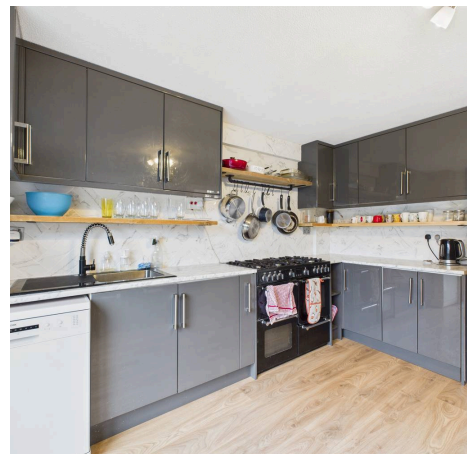
Approximate rental value of £1,450pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hallway

Lounge

10' 9" x 15' 9" (3.28m x 4.80m)

Reception Room

16' 8" x 7' 8" (5.08m x 2.34m)

Kitchen

11' 11" x 12' 0" (3.63m x 3.66m)

Cloakroom

5' 1" x 3' 6" (1.55m x 1.07m)

First Floor Landing

Bedroom 1

11' 10" x 12' 8" (3.61m x 3.86m)

Bedroom 1 Cove space

9' 6" x 15' 5" (2.90m x 4.70m)

Bedroom 2

10' 11" x 15' 10" (3.33m x 4.83m)

Bedroom 3

8' 9" x 8' 5" (2.67m x 2.57m)

Bedroom 4

8' 9" x 7' 2" (2.67m x 2.18m)

Bathroom

7' 7" x 5' 6" (2.31m x 1.68m)





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1206 ft²

112.2 m²

Reduced headroom

40 ft²

3.7 m²

(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



Floor 2





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