



Sandhurst Road  
Gloucester  
GL1 2SE

£400,000

bettermove

# Sandhurst Road Gloucester

Bettermove are delighted to welcome to the market this charming 5 bed semi detached Victorian family home located in a prominent position in Gloucester.

The property benefits from double glazing, gas central heating throughout and has a garage and driveway providing ample off street parking. The council tax band is D.

The accommodation set over 3 floors offers an abundance of space and early viewing is highly recommended. The interior of this well presented property comprises a spacious living room, rear sitting room, fitted kitchen, 2 utility rooms and WC on the ground floor. The first floor consists of 3 bedrooms and the family bathroom, while there are 2 further bedrooms on the second floor.

The exterior boasts an enclosed rear garden with lawn and patio seating areas, perfect for enjoying the summer months, with an additional sun room to the back of the garage.

Located in the sought after city of Gloucester, the property is close to a wide range of amenities, including supermarkets, restaurants, pubs and bars. Excellent transport links can be found from the A38, A40, A417, M5 and Gloucester central rail station.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

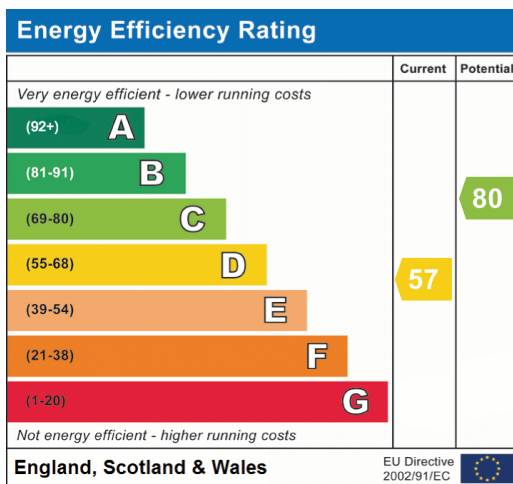
The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 183.5 m<sup>2</sup> (1,975 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)