



NIKI ELLIS

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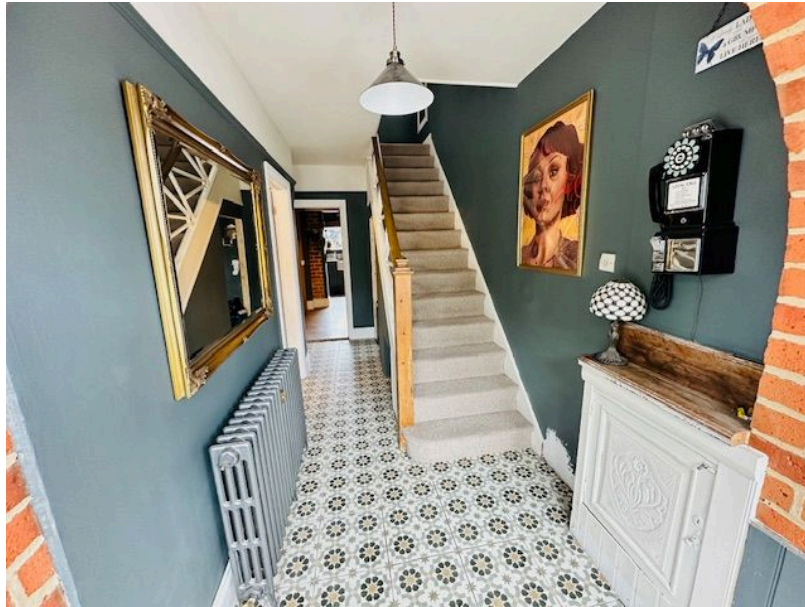
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Cotteswold Road, Gloucester, GL4 6RH

£324,950

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Appletree Cottage is a stunning and unique 1930's extended semi detached home with many period features and a great flow throughout, whilst having been decorated by the current owner in a tasteful and modern style. There are also added benefits such as off road parking, a good size secluded garden with a fantastic garden room as well as a summerhouse / office. The main house further benefits from a living room, open plan kitchen, dining room & snug, a stylish shower room, double glazing and gas central heating. Situated on Cotteswold Road, it is in a great position with access to many local amenities including the Saintbridge Nature Reserve, Robinswood Hill Country Park and Painswick Beacon. Gloucester train station is only 1.7 miles away with Gloucester Quays 1.8 miles away. Other close by amenities include, a dentist, vets, Tesco Express and a Dr's as well as Finlay Road School and Gloucester Academy. Offered For Sale with No Onward Chain.

### Local area amenities

Asda (Metz Way) - 1.9 miles

Cotteswold House Dental Care - across the road

Gloucester Quays - 1.8 miles

Gloucester Train Station & Transport Hub - 1.7 miles

Gloucester Royal Hospital - 1.6 miles

Kingsholm Stadium - 2.1 miles

Morrisons Supermarket (Abbeydale) - 1.2 miles

Morrisons Supermarket (Metz Way) - 1.4 miles

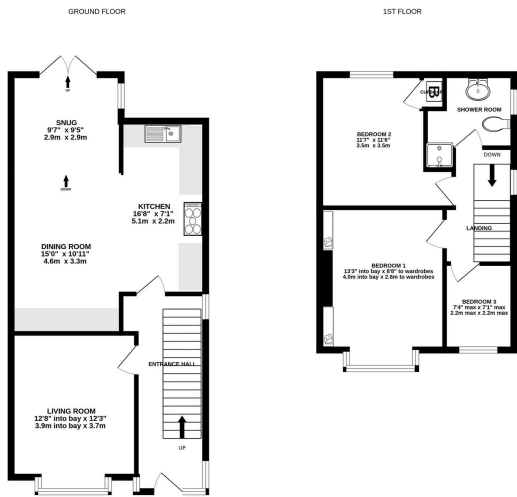
Robinswood Hill Country Park - 0.9 miles

Saintbridge Balancing Pond & Nature Reserve - 0.3 miles

Sainsburys (Barnwood) - 2.7 miles







Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements in this plan are intended to give an approximate guide only. Measurements should be taken on site. The floorplan is not intended to be used as a basis for any legal proceedings. The floorplan and specifications herein are not intended to be a contract and no liability shall be accepted by the agent in respect of any errors or omissions.

- REF - NE0738
- 1930's Extended 3 Bed Semi
- 2/3 Receptions
- Garden Room
- Gas Central Heating
- Double Glazing
- Summerhouse / Office
- Secluded Garden
- Off Road Parking
- No Onward Chain

