



**12 Colin Road, Barnwood GL4 3JL**  
**£325,000**





## 12 Colin Road, Barnwood GL4 3JL

• Chain free • Extended kitchen • Good transport links • Garage and off road parking • Downstairs WC • Close to local amenities and schools • Low maintenance rear garden • Sought after location • Gloucester City Council; £1990.01 (2025/2026) • EPC rating E49

**£325,000**



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### Entrance Hall

Stairs to the first floor, radiator, understairs storage cupboard, doors to living room, kitchen/dining room and WC.

### Living Room

Double-glazed bay window to the front elevation, feature fireplace, radiator,

### Kitchen/Dining Room

Double-glazed windows to the side and rear elevations; a range of matching wall and base units with laminate work surfaces over; inset one-bowl stainless steel sink; a free-standing cooker with an extractor hood over, tiled splashbacks; space for fridge freezer and washing machine; and doors to garden from the kitchen and dining room.

### First floor landing

Doors to all first-floor rooms, access to the loft via a hatch with a light and integrated ladder.

### Bedroom One

Double-glazed bay window to the front elevation, radiator.

### Bedroom Two

Double-glazed window to the rear elevation, radiator, built-in airing cupboard.

### Bedroom Three

Double-glazed window to the front elevation, radiator.

### Bathroom

Double-glazed obscure window to the rear, panelled bath, corner shower cubicle, WC, wash hand basin, heated towel rail.

### Outside

To the front of the property is a block-paved driveway providing off-road parking as well as an area of lawn with shrub borders. There is vehicular access to the garage, which is located at the side of the property. The rear garden, which is low maintenance, has a

block-paved patio area, lawn area and well-planted shrub borders. There is a pedestrian door from the garden into the garage. Further benefits include outside lighting and a tap.

### Garage

Power and light, up and over door to front elevation, pedestrian door to side elevation, window to rear elevation.

### Location

Located in the popular suburb of Barnwood. Various local amenities include the schools, Barnwood Primary and Hillview primary as well as access to several secondary and grammar schools being located within the city. A short distance from access to the M5 provides ideal links to Cheltenham, Cirencester, and Bristol, whilst a direct line to London Paddington can be located at Gloucester Station. The immediate locality offers various walks and open spaces within arguably one of Gloucester's most desirable established residential areas.

### Material Information

Tenure: Freehold.

Council Tax Band: Tax Band C

Local Authority and Rates: Gloucester City Council; £1990.01 (2025/2026)

Electricity supply: Mains

Water supply: Mains

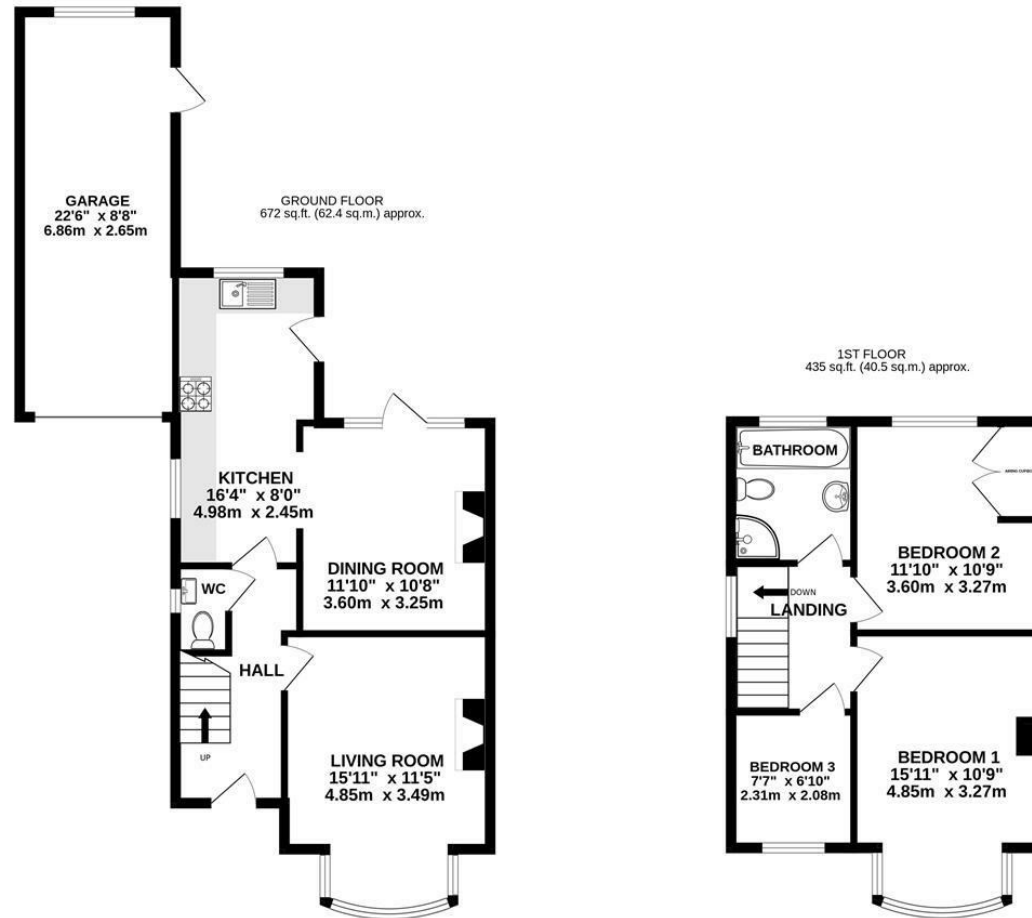
Sewerage: Mains

Heating: Gas central heating

Broadband speed: Standard 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.

Mobile phone coverage: EE(Likely), Three(Likely), O2(Likely) and Vodafone(Likely)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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