



81 Greenways, Barnwood GL4 3SA
£235,000



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• Two double bedrooms • Well presented throughout • Offroad parking • Kitchen/Diner • Downstairs WC • Popular location • Within close proximity to local amenities • Good transport links between Gloucester and Cheltenham • EPC B81 • Gloucester City Council - Tax band B £1,826.36 (2026/2027)

£235,000



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Accommodation

Upon entering the property, you are welcomed by the entrance hall, offering ample room for coats and shoes. The hallway provides access to the downstairs WC and the well proportioned kitchen/dining room. The WC is fitted with a hand wash basin, WC and radiator. The generous kitchen/diner features a range of matching wall and base units, a four ring gas hob with extractor fan, a stainless steel one-and-a-half bowl sink with drainer, an integrated fridge/freezer, and space for a washing machine, making it both practical and functional. To the rear of the property, the bright and inviting living room offers an excellent space for relaxing or entertaining. Stairs lead to the first floor, while double glazed French doors open directly onto the rear garden, allowing plenty of natural light to fill the room. Upstairs, the landing provides access to two well sized double bedrooms and the family bathroom. Both bedrooms comfortably accommodate a double bed and benefit from double-glazed windows overlooking the front and rear aspects. The bathroom is fitted with a bath with shower over, a WC, a hand wash basin, and a useful built in storage cupboard.

Outside

To the rear of the property, the garden features a splitlevel patio seating area boarded by stones and a gate providing access to the rear. There is ample allocated off road parking.

Location

Located in the popular suburb of Barnwood. Various local amenities to include the 'Good' Ofsted-rated local Hillview primary education as well as access to several secondary and grammar schooling 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

Council Tax Band: Tax Band B

Local Authority and Rates: Gloucester City Council; £1,826.36(2026/2027)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

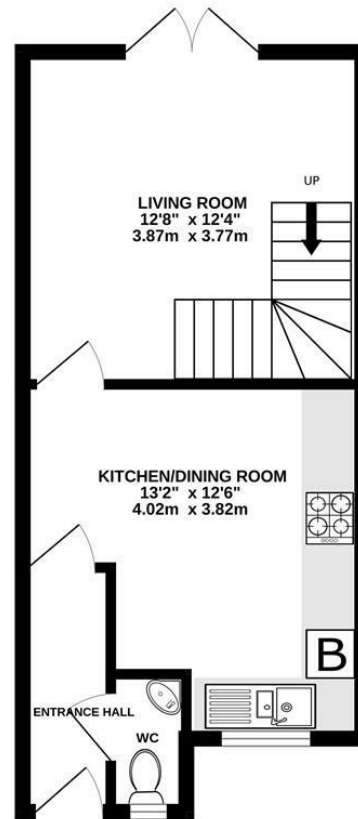
Heating: Gas central heating

Broadband speed: Standard 15 Mbps, Superfast 50 Mbps, Ultrafast 1800mbps

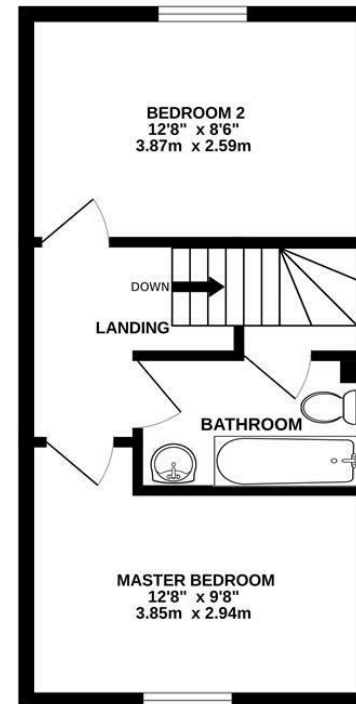
Mobile phone coverage: EE(Likely), Three(Likely), 02(Likely) and Vodafone(Likely)



GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 662 sq.ft. (61.5 sq.m.) approx.

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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
82 (plus) A			
69-81 B		81	86
55-68 C			
41-54 D			
29-40 E			
15-28 F			
1-14 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



