



14 Barnwood Avenue, Barnwood GL4 3DA
£315,000



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• Well presented family home • Ample off road parking • Garage • Corner plot • Newly fitted shower room • Good transport links • Gas central heating and double glazing • Close to local schools and amenities • Gloucester City Council, Tax Band C - £1990.01 (2025/2026) • EPC C71



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Entrance hall

Stairs to the first floor, doors to the downstairs accommodation, radiator, understair cupboard currently used for washing machine.

WC

WC, wash hand basin, heated towel rail.

Living Room

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

Dining Room

Double-glazed sliding doors to the rear, gas fire, radiator.

Kitchen

Double-glazed window to the rear and side, door to the rear garden, a range of matching wall and base units with work surfaces over, inset 1 1/2 bowl stainless steel sink, integrated gas hob with extractor fan over, integral oven and microwave, integrated dishwasher, integrated undercounter fridge and freezer, walk-in pantry. Boiler.

On the first floor

Landing

Double-glazed window to side elevation, doors to all first-floor accommodation, access to loft via hatch with ladder.

Bedroom One

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

Bedroom Two

Double-glazed window to the rear elevation, built-in wardrobes, radiator, airing cupboard with hot water cylinder.

Bedroom Three

Double-glazed window to the rear, radiator.

Bathroom

Double-glazed obscure window to the front elevation, WC, wash hand basin, double shower cubicle, heated towel rail.

Outside

To the front of the property there is a driveway providing off-road parking for two cars as well as a large area of lawn. To the rear of the property you have a low maintenance and private gravel garden.

Garage

19'11" x 8'8" (6.08 x 2.65)

Power and light, up and over door to front, pedestrian door to side. At the rear of the garage is a garden store which currently houses the tumble dryer.

Location

Located in the popular suburb of Barnwood. Various local amenities to include schools, Barnwood 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 and providing ideal links to Cheltenham, Cirencester, and Bristol, a direct line to London Paddington can be located at Gloucester Station. The immediate locality offers various walks in the arboretum 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

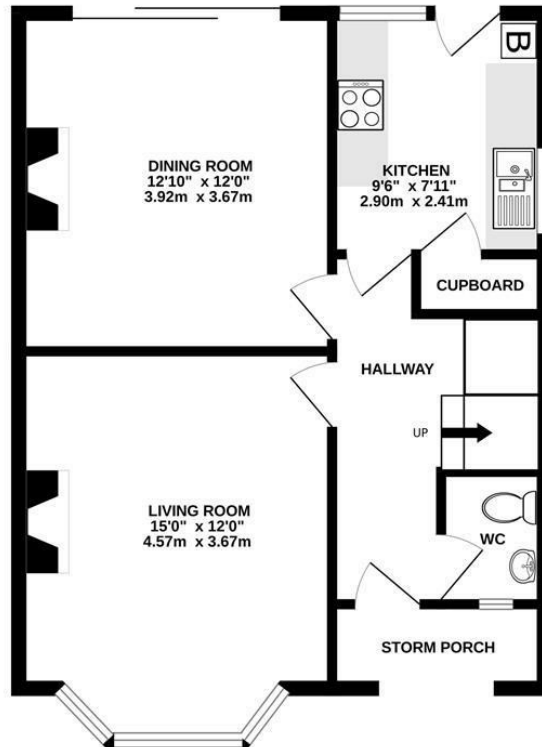
Heating: Gas central heating

Broadband speed: Standard 16 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps.

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



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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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.

