Barnwood Road, Barnwood GL4 3JH

£300,000

naylor powell

Barnwood Road, Barnwood GL4 3JH

• 1930s semi detached • Two reception rooms • Kitchen/breakfast room • Downstairs WC • Driveway to the front • Enclosed rear garden • Light and airy throughout • Close to local amenities and bus routes • Local Authority- Gloucester City Council; Tax Band C- £1815.41 (2023-2024) • EPC rating D63

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Entrance Hall
Stairs to first floor, quarry tiled flooring, radiator, under stairs cupboard.

WC
Double glazed obscure window to side elevation, WC, wash hand basin, heated towel rail.

Living room
Double glazed bay window to front elevation, two radiators, fireplace inset electric fire, opening into;

Dining room
Double glazed French doors leading into the garden, radiator.

Kitchen/Breakfast room
Double glazed door to side elevation, double glazed window tor rear elevation overlooking the garden. A range of white high gloss matching wall and base units with laminate work surface over, inset one bowl stainless steel sink with mixer tap, integrated four ring gas hob with electric oven and extractor hood over, space for undercounter fridge and freezer, radiator.

Landing
Double glazed window to side elevation, storage cupboard, access to loft via hatch.

Bedroom One
Double glazed bay window to front elevation, feature electric woodburner effect fire, radiator.

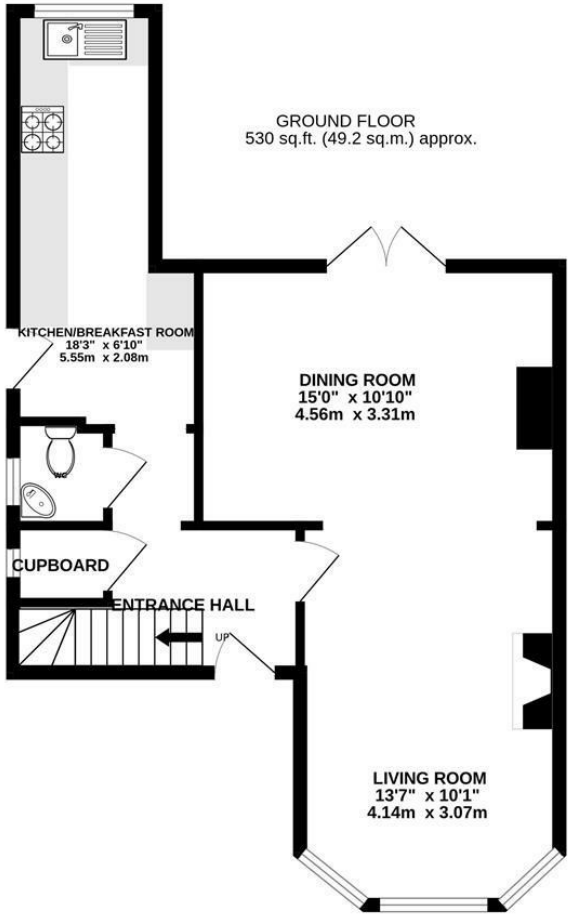
Bedroom Two
Double glazed window to rear elevation, radiator.

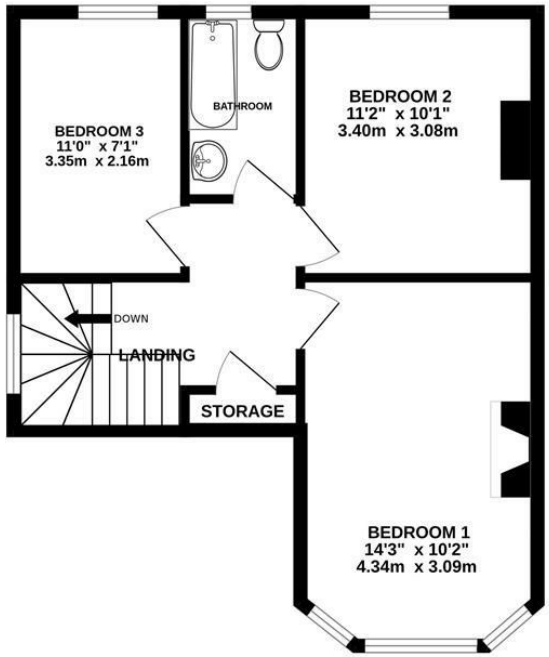
Bedroom Three
Double glazed window to rear elevation, radiator.

Bathroom
Double glazed obscure window to rear elevation, bath with shower over, wash hand basin, WC, tiled splash backs., radiator.

Outside
To the front of the property, there is a tarmaced driveway providing ample parking along with some areas of lawn. To the rear of the property, there is an enclosed and low maintance rear garden which is laid to lawn along with a useful storage shed.

Tenure, Services and Local Authority
Freehold.
All mains services are believed to be connected to the property.
Local Authority- Gloucester City Council; Tax Band C- £1815.41 (2023-2024)





TOTAL FLOOR AREA : 979 sq.ft. (91.0 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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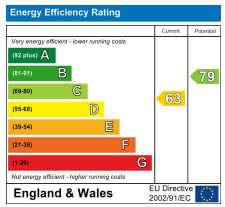
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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