



**Barnwood Avenue, Barnwood GL4 3AJ**  
**Offers In Excess Of £350,000**



# Barnwood Avenue, Barnwood GL4 3AJ



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## Offers In Excess Of £350,000

### Entrance Porch

Windows to all aspects and door to hallway.

### Hallway

Under stairs storage cupboard. Stairs to the first floor. Access to all ground floor accommodation. Radiator.

### Cloakroom

Low-level WC. Wash hand basin. Chrome heated towel rail. Vinyl flooring. Window to side.

### Living Room

Feature cast iron fireplace. Window to front. Radiator.

### Kitchen

Fully fitted kitchen with a range of wall and base units with laminate worktop over. Tiled splashback. 1½ bowl ceramic sink unit with drainer. Space for a freestanding cooker with extractor hood over. Integrated dishwasher. Space for freestanding fridge/freezer. Plumbing and space for washing machine. Window and door overlooking the garden to the side. Vinyl flooring. Radiator. Opening to the dining room.

### Dining Room

Vinyl effect flooring. Versatile space that could be used as a study or snug as well as a dining room. Windows to side and rear.

### Landing

Window to the side. Access to loft space which is part boarded with ladder and light. Airing cupboard. Doors to all rooms.

### Bedroom One

Window to front. Radiator.

### Bedroom Two

Window to rear. Radiator. Cupboard housing boiler.

### Bedroom Three

Window to rear. Radiator.

### Bathroom

Window to side. Wash hand basin. Low-level WC. Paneled bath with shower over. Vinyl floor. Tiled splashbacks. Chrome heated towel rail.

### Outside

Well-stocked and mature wrap-around garden offering private outdoor space. Gardens are enclosed by a wall, closed board fencing, and hedging. Pedestrian gate to the front of the property. Raised brick-built pond. Rear courtyard area with access to storage shed. Outside lighting and tap. Garage (6.16m x 3.04m) Double wooden doors to front. Light and power. Pedestrian door and window to side. Block paved driveway and gated rear access.

### Location

Located within the south east of the historic Gloucester City Centre, Barnwood Avenue is located in the popular area of Barnwood. With various local amenities to include the 'Good' Ofsted rated local Dinglewell primary school as well as access to a number of 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. Whilst the immediate locality offers various walks and open spaces within arguably one of Gloucester most desirable established residential areas.

### Tenure, Services and Local Authority

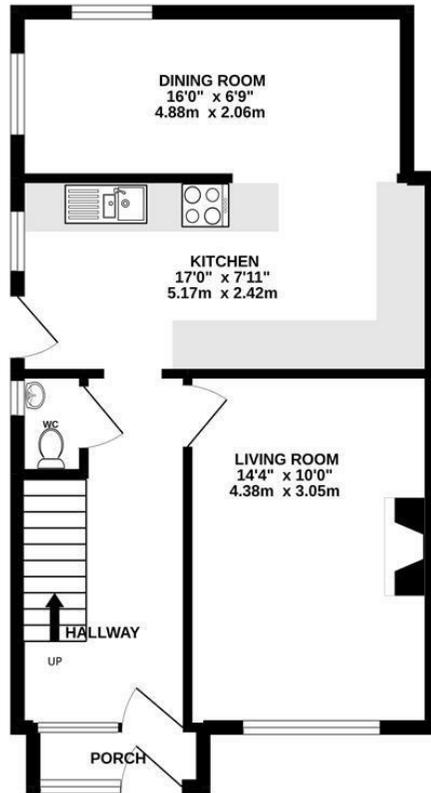
Freehold

All mains services are believed to be connected to the property.

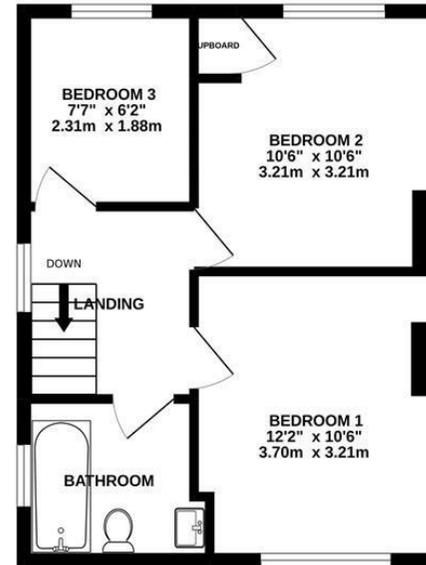
Gloucester City Council - Tax band B - £1515.45 (2022/2023)



GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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.  
Made with Metropix 6/2022

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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.

