



**Spinney Road, Barnwood GL4 3YX**  
**£349,950**



## Spinney Road, Barnwood GL4 3YX

• Well presented throughout • Kitchen/breakfast room • Utility room • Ensuite, family bathroom and WC • Good sized rear garden • Garage and off road parking • Gas central heating and double glazing • Chain free • Local Authority- Gloucester City Council, Tax Band D- £2042.34 (2023/2024) • EPC Rating D65



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£349,950**

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### Entrance hall

Stairs to the first floor, radiator, door to;

### Living room

Double glazed bay window to front elevation, radiator, archway to;

### Kitchen/Breakfast room

Double glazed French doors and window to rear elevation, a range of matching wall and base units with laminate work surface over, inset 1 1/2 bowl stainless steel sink, integrated electric oven with four ring gas hob and extractor fan over, space and plumbing for dishwasher, inset ceiling spotlights, tiled splash backs and flooring, modern anthracite grey radiators, useful understairs storage cupboard, opening to rear hall and archway to;

### Utility room

Laminate work surface with wall units including the boiler, space, and plumbing for washing machine, space for fridge/freezer, tiled splash backs and flooring, and inset ceiling spotlights.

### Rear hall

Double glazed door-to-side elevation, modern anthracite grey radiator, inset ceiling spot light, door-to;

### WC

Double-glazed obscure window to rear elevation, WC, wash hand basin, heated towel rail, tiled splash backs, and flooring.

### Landing

Airing cupboard, access to loft via hatch, inset ceiling spotlight.

### Bedroom One

Double glazed window to front elevation, radiator, double wardrobe with mirror sliding doors, door to;

### Ensuite Shower room

Double glazed obscure window to front elevation, tiled shower cubicle, vanity corner wash hand basin with tiled splash backs, WC, extractor fan, modern anthracite grey heated towel rail, laminate flooring.

### Bedroom Two

Double glazed windows to both front and rear elevations, two radiators.

### Bedroom Three

Double glazed window to rear elevation, radiator.

### Bathroom

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

### Outside

To the front of the property, there is a drive providing off-road parking for two cars along with access to the garage and side access leading to the front of the property. The drive has inset lighting. To the rear of the property, there is an enclosed garden which is mainly laid to patio with some astro turf on either side of the path which makes it a low maintenance and manageable outside space.

### Location

Offering various amenities alongside primary and secondary schooling the suburb of Barnwood has remained a firm favourite with families, offering Barnwood arboretum and nature park, various playgrounds, public transport links as well as easy access to Gloucester City, Cheltenham Spa, and Bristol.

### Tenure, Services and Local Authority

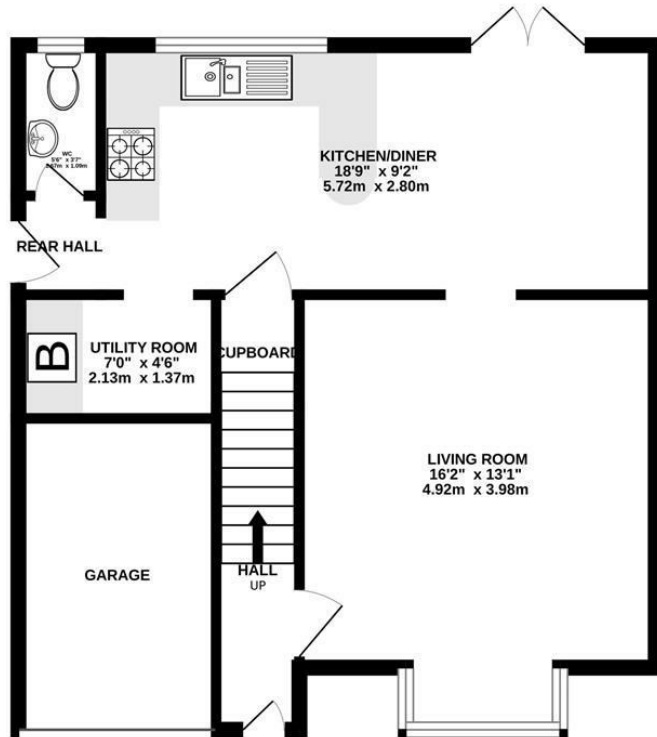
Freehold.

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

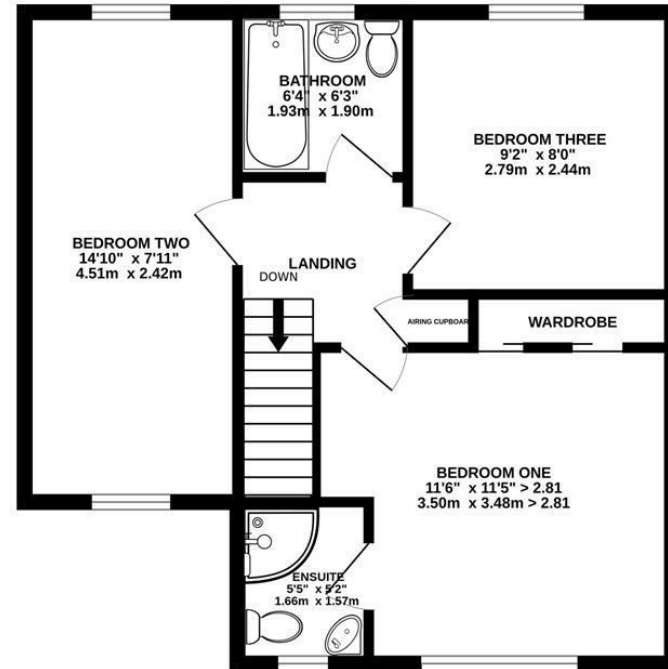
Local Authority- Gloucester City Council, Tax Band D- £2042.34 (2023/2024).



**GROUND FLOOR**  
580 sq.ft. (53.8 sq.m.) approx.



**1ST FLOOR**  
530 sq.ft. (49.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1109 sq.ft. (103.1 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.

