



**11 The Orangery, Barnwood GL4 3FH**  
**£290,000**





## 11 The Orangery, Barnwood GL4 3FH

• Chain Free • Integral garage and off road parking • Three double bedrooms • Enclosed south facing rear garden • Close to local schools and amenities • Close to Barnwood Park and Arboretum • Large front garden with potential to create more parking • Modern shower room • Gloucester City Council- £1900.50 per annum (2024/2025) • EPC rating C75



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**£290,000**

### Entrance porch

Double glazed window to the right elevation, radiator, door to;

### Living/Dining room

Double glazed bay window to the front elevation, two radiators, stairs to the first floor, door to the kitchen and double glazed sliding doors to;

### Conservatory

Double-glazed windows to side and rear elevations, sliding doors to the left and right elevations leading you to the rear garden.

### Kitchen

Double glazed window to the rear elevation, a range of matching wall and base units, space for an undercounter fridge and washing machine, integrated gas hob, electric oven, inset one bowl stainless steel sink, radiator, wall mounted boiler.

### On the first floor

#### Landing

Doors to all bedrooms and shower room. Airing cupboard. Access to loft via hatch.

#### Bedroom One

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

#### Bedroom Two

Double glazed window to the rear elevation, storage cupboard, radiator.

#### Bedroom Three

Double glazed window to the front elevation, radiator.

### Shower room

Double glazed obscure window to rear elevation, shower cubicle, wash hand basin with mixer tap, WC, heated towel rail.

### Garage

Up and over door to the front elevation, power and lighting.

### Outside

To the front of the property is a driveway providing off-road parking. There is also a large area of lawn and gated side access. To the rear, you have a fully enclosed private garden, with a patio and lawn area and mature shrub borders.

### 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.

### Material Information

Tenure: Freehold.

Council Tax Band: Tax Band C

Local Authority and Rates: Gloucester City Council- £1900.50 per annum (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

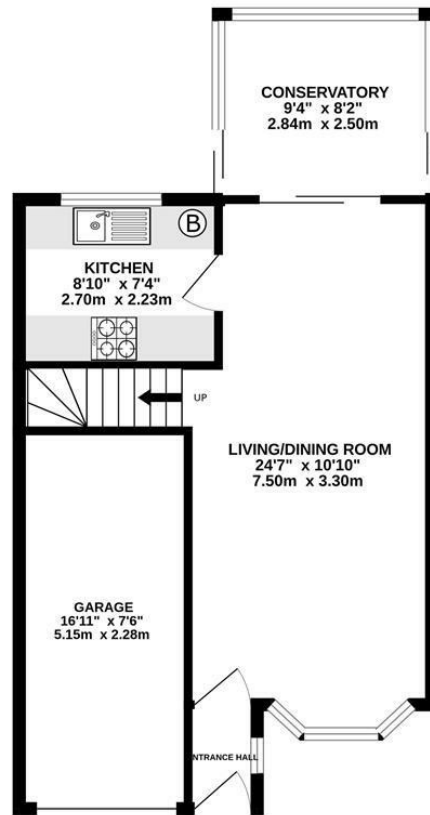
Broadband speed: Standard 15 Mbps, Superfast 51 Mbps

Ultrafast 1000 Mbps.

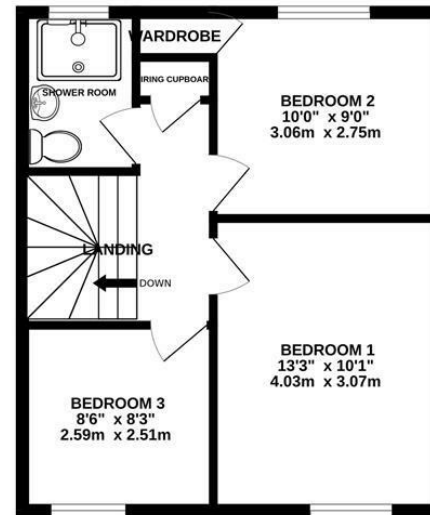
Mobile phone coverage: EE, Three and Vodafone



GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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.

