






36 Broad Leys Road  
, Barnwood, GL4 3YW

**£400,000**

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This Four bedroom detached home is perfect for a growing family, benefitting TWO reception rooms, Ensuite and separate UTILITY offering lots of potential.

One of the standout features of this property is its proximity to local schools and amenities, ensuring that everything you need is just a stone's throw away, Barnwood Arboretum offers a picturesque setting for leisurely strolls right at your doorstep.

Don't miss out on the opportunity to make this charming house in Barnwood your own - book a viewing today and step into your future home! \*\*\*CHAIN FREE\*\*\*

### Entrance Hall

### WC

Lounge  
13'11" x 13'7" (4.24m x 4.14m)

Kitchen/Breakfast Room  
12'0" x 9'7" (3.66m x 2.92m)

### Utility

### Dining Room

Bedroom 1  
12'1" x 11'9" (3.68m x 3.58m)

### Ensuite

Bedroom 2  
10'11" x 9'9" (3.33m x 2.97m)







**Bedroom 3**  
11'3 x 9'7 (3.43m x 2.92m)

**Bedroom 4**  
11'6 x 6'4 (3.51m x 1.93m)

### OUTSIDE

Situated in a no through road leading to the driveway and access to the attached GARAGE (16'3 x 9'7) - benefitting up and over door and personnel door to the rear, gated side access leading to the rear garden.

The enclosed mature garden has a patio, being mostly laid to lawn with various shrubs, bushes and fruit trees.



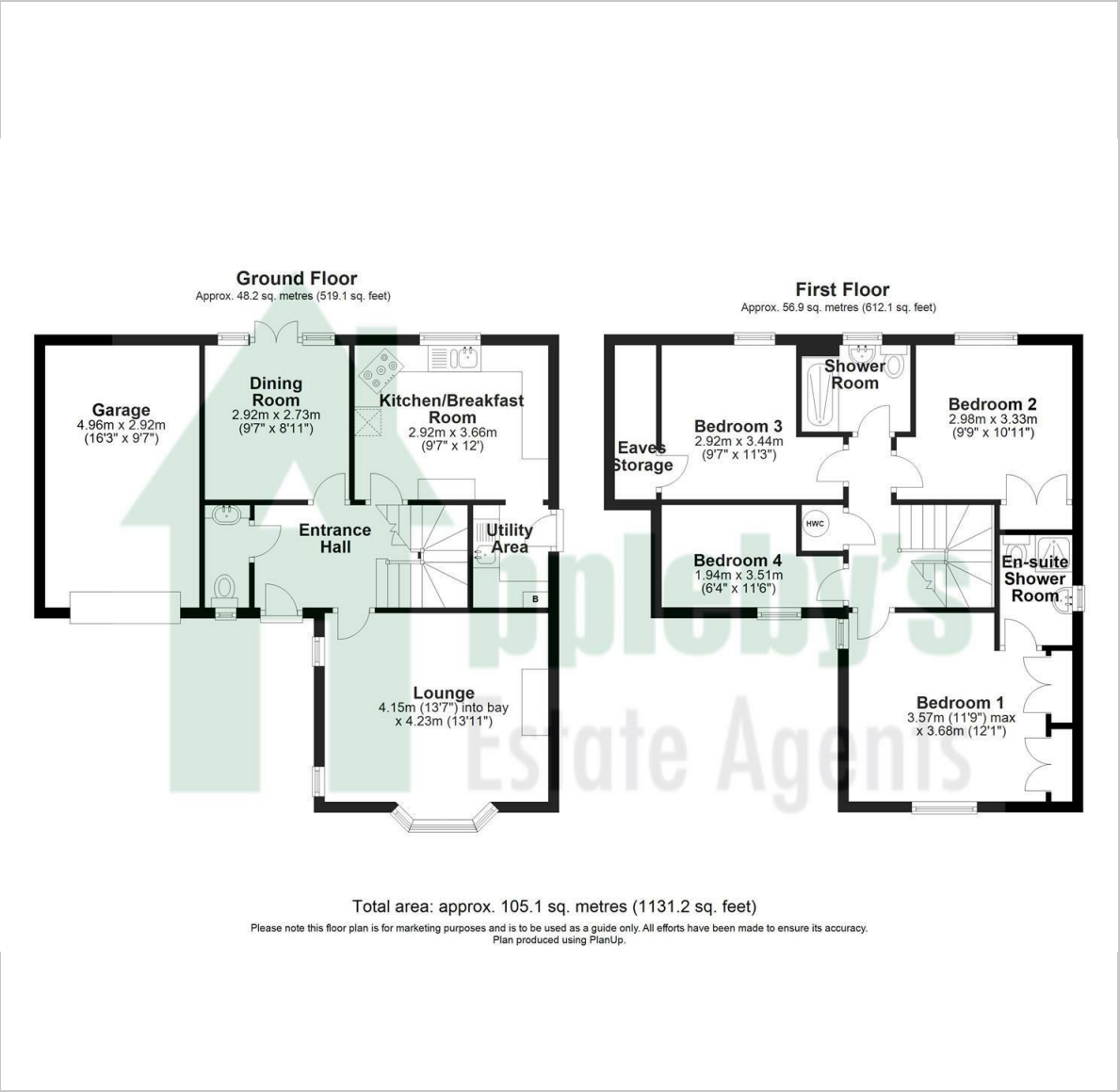
### Services

Mains drainage, gas central heating  
Gloucester City Council E

**Tenure**  
Freehold



Floor Plan

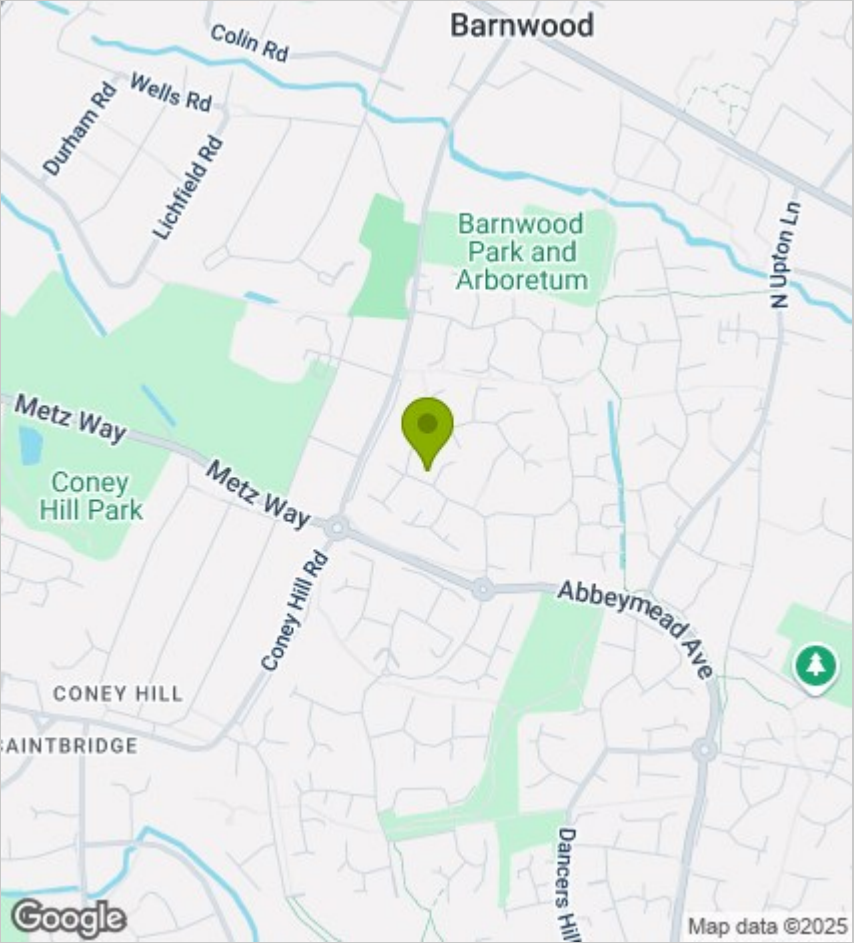


Viewing

Please contact our Appleby`s Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

