

ESTATE AGENTS



# Farr & Farr

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**PRICE: £285,000**

**REF:H22754/SM**

**188 BARNWOOD ROAD  
GLOUCESTER  
GL4 3JZ**



**A WELL PRESENTED 3 BEDROOMED FAMILY HOUSE IN A  
DESIRABLE AND CONVENIENT LOCATION  
NO ONWARD CHAIN**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA  
t: 01452 500025  
f: 01452 415795

**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT  
t: 01452 613355  
f: 01452 541800

**Longlevens:**

40 Oxstalls Way  
Gloucester GL2 9JQ  
t: 01452 380444  
f: 01452 418482

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
t: 01452 857421  
f: 01452 541423

**Brockworth:**

2 Ermin Parade  
Gloucester GL3 4DD  
t: 01452 614463  
f: 01452 616233

**188 BARNWOOD ROAD, BARNWOOD, GLOUCESTER, GL4 3JZ**

188 Barnwood Road is situated in a highly sought after position close to the extensive amenities on offer in Hucclecote such as shops, popular local schools, community centre, library etc., Frequent bus services to both Gloucester and Cheltenham are on the doorstep and the M5 motorway is only a short drive.

The property is a substantial brick built 3 bedroomed semi detached house with rooms of good proportions offering very practical family living accommodation. This home has been well maintained by the current owners.

**ENTRANCE PORCH; INNER HALL; CLOAKROOM; LOUNGE; DINING ROOM; KITCHEN; CONSERVATORY; 3 BEDROOMS; FAMILY BATHROOM; GARAGE; AMPLE PARKING; FRONT AND REAR GARDENS; UPVC DOUBLE GLAZING; GAS CENTRAL HEATING**

Via partially glazed front door to :

**ENTRANCE PORCH:**

Tiled floor. Double glazed door to :

**INNER HALL :**

Radiator. Solid wood flooring. Stairs to first floor landing.

**CLOAKROOM :**

Window to side. Chrome towel radiator. Low level WC. Vanity wash hand basin.

**LOUNGE : 14'11 x 11'11.**

Radiator. Window to front. Coved ceiling. Wall lights. Feature stone fireplace with living flame gas fire. TV point. Sliding doors into:



**DINING ROOM : 12'9 x 8'11.**

Radiator. Coving to ceiling. Sliding doors into conservatory. Door into:



**KITCHEN : 12'4 X 8'11.**

Well fitted with modern wall hung radiator. Window to rear. Range of wall, base cupboards and drawers. Worktop with inset stainless steel sink. Plumbing for washing machine. Large space for fridge freezer. Built in 'Neff' fan assisted oven. 'Neff' induction four ring hob with glass splashback and stainless steel extractor fan. Integrated dishwasher. Integrated washing machine. Wall mounted Worcester combination gas central heating boiler.



**CONSERVATORY :**

Attractive 'Victorian' style UPVC double glazed conservatory with wood effect laminate flooring. Radiator.



**FIRST FLOOR LANDING :**

Frosted glazed window to side. Access to loft. Doors to :

**BEDROOM 1 : 15'1 x 13'11.**

Radiator. Window to front. Built in double wardrobes. TV point.



**BEDROOM 2 : 13'11 x 8'11.**

Radiator. Window to rear.



**BEDROOM 3 : 11'3 x 9'5.**

Radiator. Window to front.

**BATHROOM :** Window to rear. Heated towel radiator. Panelled bath with chrome side tap with shower attachment. Wash hand basin with cupboard under. Shaver point. Part tiled walls. Low level WC. Fully tiled large corner shower cubicle with power shower.



**EXTERIOR :**

**FRONT GARDEN :**

Partially lawned with conifer hedging giving a good deal of privacy. Block pavia driveway providing off road parking for several vehicles and side access via wooden gate.

**REAR GARDEN :**

South facing and mainly laid to lawn with shrub borders and large patio area. Outside tap. Useful covered area with door into large storage cupboard and side access door into garage.



**GARAGE :**

Up and over door. Power and light.



188 Barnwood Road, Hucclecote, Gloucester. GL4 3JZ

Approx Total Area: 127.7 m<sup>2</sup> - 1375 sq ft

These figures are approximate and are for information only. They are not intended to be used for any purpose other than to provide a general indication of the size of the property. The actual area may vary slightly from the figures given. The figures are based on the information provided to the assessor and are not intended to be used for any purpose other than to provide a general indication of the size of the property.

## Energy Performance Certificate

**188, Barnwood Road, GLOUCESTER, GL4 3JZ**

Dwelling type: Semi-detached house  
 Date of assessment: 13 February 2017  
 Date of certificate: 15 February 2017

Reference number: 0457-2807-7127-8093-8525  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 96 m<sup>2</sup>

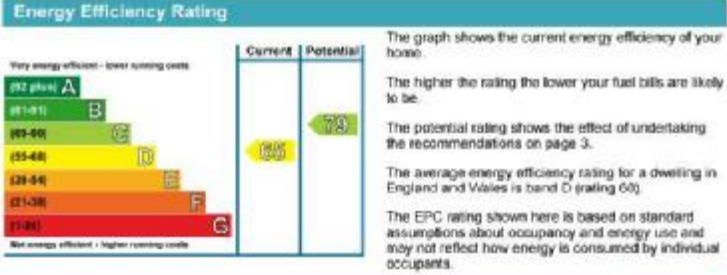
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,679
Over 3 years you could save	£ 399

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 189 over 3 years	
Heating	£ 2,010 over 3 years	£ 1,857 over 3 years	
Hot Water	£ 336 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 2,679</b>	<b>£ 2,280</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 174	
2 Low energy lighting for all fixed outlets	£50	£ 123	
3 Solar water heating	£4,000 - £6,000	£ 162	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

ALL MEASUREMENTS ARE APPROXIMATE  
 VIEWING BY APPOINTMENT WITH THE AGENTS