



## 155 Barnwood Road

Barnwood, Gloucester, GL4 3HE

**Offers in excess of £360,000**



We are thrilled to present to the market this stunning four-bedroom detached family home, perfectly situated in a desirable neighbourhood. This property, notable for its impressive size and excellent condition, offers a remarkable living space that could be your dream home!

This property stands out with its blend of comfort, style, and practicality, making it an ideal choice for those seeking a forever home in a fabulous location. Don't miss out on this opportunity—contact Murdock & Wasley Estate Agents today to schedule your viewing and experience all that this wonderful home has to offer.



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs to first floor with under stairs storage. Doors to cloakroom, lounge & kitchen/diner.

### Cloakroom

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, wall mounted combination boiler, vinyl flooring, radiator, fuse panel.

### Dining Area 10'11" x 9'2" (3.33 x 2.80)

Upvc triple glazed windows to front, radiator, power points. Opening too:

### Kitchen 10'11" x 9'1" (3.34 x 2.77)

Upvc double glazed windows to rear & door to side, eye & base level units with roll edge work tops, sink/drain, electric oven with hob & hood, integral fridge/freezer, plumbing & space for washing machine & dishwasher, radiator, power points, partly tiled walls.

### Lounge 18'7" x 10'7" (5.68 x 3.24)

Upvc double glazed sliding doors to rear, Upvc double glazed window to side, television point, two radiators, power points.

### First Floor Landing

Upvc double glazed window to side, access to loft via hatch, airing cupboard, radiator, doors to all rooms.

### Bedroom 1 14'8" x 10'11" (4.49 x 3.33)

Two Upvc triple glazed windows to front, radiator, power points, door to:

### En-Suite 7'4" x 3'2" (2.25 x 0.98)

Shower cubicle, low level wc & pedestal wash hand basin, radiator, towel rail, extractor fan.

### Bedroom 2 11'0" x 10'1" (3.36 x 3.08)

Upvc double glazed windows to rear, radiator, power points.

### Bedroom 3 11'0" x 7'7" (3.36 x 2.32)

Upvc double glazed windows to rear, radiator, power points.

### Bedroom 4 8'6" x 7'5" (2.61 x 2.28)

Upvc triple glazed windows to front, radiator, power points.

### Shower Room 7'8" x 5'4" (2.34 x 1.63)

Upvc frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, extractor fan.

### Rear Garden

An enclosed area which is a fantastic size. Partly paved with an area laid to lawn. Detached garage. Cold water tap, gated side access.

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band D

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at Maidenhall, Highnam, Gloucester, GL2 8DJ

