



47 Barnwood Avenue

Barnwood, Gloucester, GL4 3AE

£365,000



We are delighted to welcome to the open market this well-presented and spacious three-bedroom semi-detached home in the ever-popular Barnwood location. This much-loved family home has been extended to offer exceptional living space and boasts an excellent-sized, beautifully maintained garden. Offered with no onward chain, this property is perfect for families seeking ample space and a move-in-ready home.



Entrance Porch 6'5" x 3'0" (1.98 x 0.93)

Approached via Upvc double glazed front door, Upvc double glazed windows to front & side, door through to:

Entrance Hallway 16'1" x 6'2" (4.92 x 1.90)

Approached via double glazed door, original flooring, radiator, stairs to first floor with under stairs storage, doors to lounge, dining room & kitchen.

Lounge 13'10" x 13'1" (4.24 x 4.01)

Upvc double glazed windows to front, television point, radiator, power points, double doors to dining area.

Dining Area 11'10" x 11'8" (3.61 x 3.56)

Television point, power points, radiator, double doors to:

Conservatory 12'1" x 9'10" (3.69 x 3.01)

Upvc double glazed french doors to rear, Upvc double glazed windows throughout, radiator, power points, two velux windows. Door though to:

Kitchen 11'9" x 7'8" (3.60 x 2.34)

Upvc double glazed windows to side & rear, double glazed door side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, built in dishwasher, radiator, power points, wall mounted combination boiler.

Cloakroom 3'8" x 3'1" (1.14 x 0.94)

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

First Floor Landing 7'10" x 3'1" (2.39 x 0.95)

Upvc double glazed window to side, loft hatch, doors to all rooms.

Bedroom 1 14'7" x 9'0" (4.47 x 2.76)

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

Bedroom 2 11'10" x 9'5" (3.63 x 2.89)

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

Bedroom 3 7'9" x 7'10" (2.37 x 2.40)

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

Bathroom 8'1" x 7'8" (2.48 x 2.35)

Upvc frosted windows to both side & rear, four piece suite comprising of panelled bath, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, recessed down lights.

Rear Garden

A fantastic size rear garden which is beautifully maintained. Partly paved, mainly laid to lawn. gated side access. Door to garage.

Garage

Power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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
(81-91) B			
(69-80) C		69	
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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