



187 Barnwood Road

Barnwood, Gloucester, GL4 3HH

£285,000



For the first time in over five decades, MURDOCK & WASLEY ESTATE AGENTS are proud to present this delightful three-bedroom semi-detached cottage, brimming with original character and charm. Situated on a generous plot, this much-loved family home awaits a new chapter, offering an excellent opportunity for renovation and personalization.

This property is perfect for those who appreciate the charm of a classic home and see the potential in embracing and enhancing its unique features. Whether you're a first-time buyer or a growing family, this home presents a chance to create something truly special.

The location is highly convenient, with a nursery, vet, and dentist within sight of the property. You'll find the post office, supermarkets, and primary schools all within walking distance. The picturesque parish church and arboretum are also nearby, perfect for leisurely strolls. Additionally, a parade of shops and a local GP are just a short drive away.



Entrance Hallway 6'4 x 4'4" (1.83m1.22m x 1.32m)

Approached via Upvc double glazed front door, stairs leading to first floor, original tiled flooring, doors to lounge & dining area.

Lounge 12'2" x 10'9" (3.72 x 3.30)

Two double glazed windows to front, radiator, power points, television point, exposed beams.

Dining Area 11'3" x 7'10" (3.43 x 2.41)

Double glazed window to side, radiator, power points, large under stairs storage cupboard, exposed beams & original exposed brick fire place.

Kitchen 9'2" x 8'0" (2.80 x 2.45)

Double glazed window to side & rear, eye & base level units with roll edge work tops, cooker point, space for appliances, radiator, power points, partly tiled walls, wall mounted combination boiler. Door to:

Rear Hallway 7'8" x 3'0" (2.36 x 0.92)

Door to conservatory. Two storage cupboards, one has power for a fridge/freezer.

Conservatory 10'7" x 4'11" (3.25 x 1.51)

Glazed windows to side & rear, door to rear, tiled flooring, radiator, door to:

Cloakroom

Frosted window to side, original Victorian toilet.

First Floor Landing 11'6" x 3'11" (3.53 x 1.21)

Loft hatch, storage cupboard, doors to all rooms.

Bedroom 1 12'3" x 10'11" (3.75 x 3.35)

Double glazed window to front, storage cupboard, radiator, power points.

Bedroom 2 9'3" x 8'5" (2.82 x 2.59)

Double glazed window to rear, radiator, power points.

Bedroom 3 8'0" x 7'11" (2.46 x 2.42)

Double glazed window to side, radiator, power points.

Bathroom 6'0" x 6'0" (1.85 x 1.83)

Double glazed window to rear, panelled bath, low level wc & pedestal wash hand basin, radiator.

Outside

To the side we have a lovely area of greenery with flower & shrub borders.

To the rear is another large area which again is partly paved, mainly laid to lawn. Gated access, greenhouse & shed. Raised bed & small pond.

Garage

Up & over door.

Tenure

Freehold.

Services

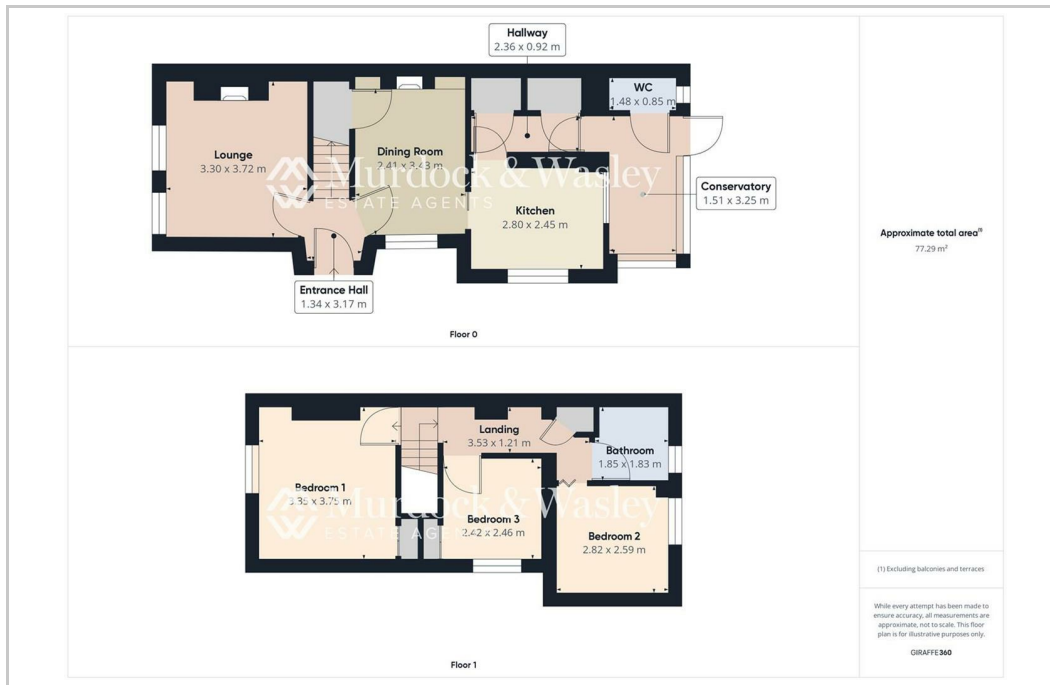
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

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			
(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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