



33 Colin Road

Barnwood, Gloucester, GL4 3JL

£400,000



We are delighted to present this stunning and stylish extended family home, situated in a truly special location. Meticulously modernised by the current owners, this property is perfect for growing families looking for a move-in ready home. The ground floor features a charming entrance hallway, four reception rooms, and a modern kitchen. The first floor comprises three bedrooms and a family bathroom. Outside to the rear we have an enclosed garden with detached purpose built home office.

To the front we have the all important parking for at least three vehicles.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, original flooring, stairs to first floor with under stairs storage space, doors to lounge, kitchen, snug & cloakroom.

Cloakroom

Low level wc & pedestal wash hand basin, recessed down lights, extractor fan, laminate flooring.

Snug

Upvc double glazed windows to front, velux window, television point, radiator, power points.

Lounge

Upvc double glazed windows to front, television point, radiator, power points, original flooring.

Dining Room

Upvc double glazed french doors to rear, radiator, power points, original flooring.

Kitchen

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for fridge/freezer, partly tiled walls, power points. radiator, wooden flooring. Door to:

Utility/Play Room

Upvc double glazed window & door to rear, base level units with roll edge work tops, sink/drain, plumbing & space for both washing machine & tumble dryer, space for further appliances. laminate flooring, power points.

First Floor Landing

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

Bedroom 1

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

Bedroom 2

Upvc double glazed windows to rear, radiator, power points, cupboard housing combination boiler.

Bedroom 3

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

Bathroom

Upvc double glazed windows to both front & side, four piece suite comprising of walk in shower, freestanding bath, low level wc & pedestal wash hand basin, partly tiled walls, recessed down lights.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, cold water tap, gated side access.

Outbuilding/Home Office

Access via doors with power & lighting.

Tenure

Freehold.

Local Authority

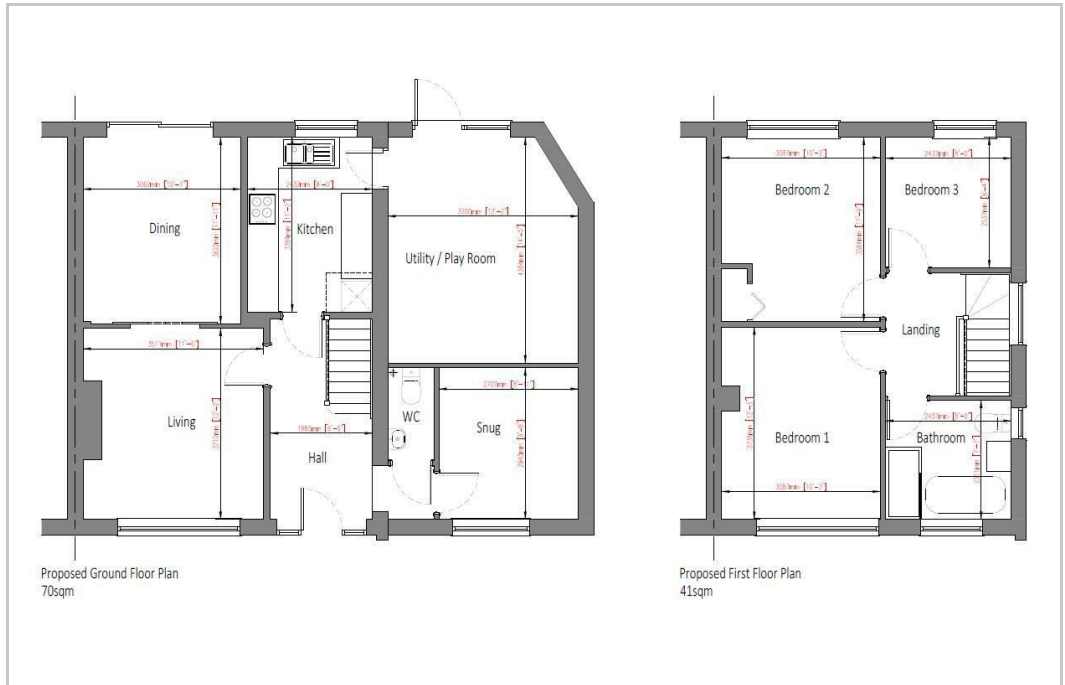
Gloucester City Council- Band C

Services

Mains water, gas, electricity & drainage.

Awaiting Vendor Approval

These 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

