



## 73 Lilliesfield Avenue

Barnwood, Gloucester, GL3 3AH

**£475,000**



Murdock & Wasley Estate Agents are delighted to present to the open market this beautifully upgraded and extended four bedroom semi-detached home, perfectly positioned on one of Gloucester's most sought-after roads.

Finished to a superb standard throughout, this property blends style, space and practicality—ideal for growing families looking for a forever home.

The living accommodation comprises of: Entrance hallway, shower room, lounge & open plan kitchen/lounge/diner/family room. Upstairs are four bedrooms & bathroom.

Outside we have a generous size garden with garage & parking to front.





### Entrance Porch

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

### Entrance Hallway 17'2 x 4'10 (5.23m x 1.47m)

Accessed via door, radiator, original wooden flooring, power points, central heating thermostat, stairs leading to first floor, storage cupboard, doors to lounge, shower room & open plan kitchen/diner/family room.

### Ground Floor Shower Room 7'0 x 2'6 (2.13m x 0.76m)

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

### Lounge 14'8 x 12'2 (4.47m x 3.71m)

Upvc double glazed windows to front, television point, power points, log burner, original flooring, double doors through to:

### Open Plan Kitchen/Lounge/Diner/Family Room 25'4 x 16'9 (7.72m x 5.11m)

Upvc double glazed bi-fold doors to rear & Upvc double glazed french doors to rear, three skylights, eye & base level units with roll edge work tops, breakfast bar with storage space, built in Siemens double ovens, fridge/freezer & dishwasher, separate gas hob & hood, laminate flooring, recessed down lights, radiator, power points.

### First Floor Landing 12'1 x 5'0 (3.68m x 1.52m)

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

### Bedroom 1 14'4 x 13'5 (4.37m x 4.09m)

Upvc double glazed windows to front, radiator, power points, original flooring, storage cupboard.

### Bedroom 2 11'8 x 10'10 (3.56m x 3.30m)

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

### Bedroom 3 11'11 x 9'3 (3.63m x 2.82m)

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

### Bedroom 4 8'10 x 7'0 (2.69m x 2.13m)

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

### Bathroom 8'10 x 8'6 (2.69m x 2.59m)

Upvc double glazed windows to side & rear, shower cubicle, panelled bath, vanity wash hand basin & low level wc, heated towel rail, partly tiled walls.

### Rear Garden

A fantastic sized garden which is partly paved, mainly laid to lawn, shed, selection of trees, 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		81
(69-80) C	72	
(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 <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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