



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 sizer 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.

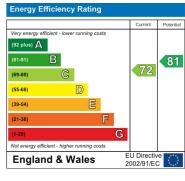
Local Authority

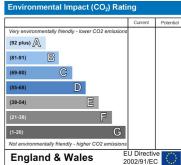
Gloucester City Council- Band D

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.







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