



24 Barnwood Avenue

Barnwood, Gloucester, GL4 3AH

Offers in excess of £450,000



Murdock & Wasley Estate Agents are thrilled to introduce this beautifully presented, bay-fronted detached property to the open market, situated in a highly sought-after location. The living space is superb, and early viewing is highly recommended. On the ground floor, you'll find an entrance porch, hallway, cloakroom, lounge, and an open-plan kitchen/diner. Upstairs, there are four bedrooms and a bathroom.

The outside space features a generously sized garden, primarily laid to lawn, with a detached garage. The front includes a driveway with ample parking space.

Overlooking an open green space we anticipate this property to be very popular so highly advise an early viewing!



Entrance Porch

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

Hallway

Stain glass window to side, radiator, wooden flooring, power points, storage cupboard, stairs leading to first floor. Doors to lounge, cloakroom & kitchen/breakfast room.

Cloakroom

Double glazed frosted window to side, low level wc & pedestal wash hand basin.

Lounge 16'0 x 11'11 (4.88m x 3.63m)

Upvc double glazed windows to front, television point, radiator, power points, integrated wood burner, wooden flooring.

Kitchen/Breakfast Room 18'1 x 7'11 (5.51m x 2.41m)

Upvc double glazed windows to side & rear, Upvc double glazed door leading to the rear garden. eye & base level units with roll edge work surfaces, sink/drain, electric oven with induction hob & hood, space for appliances, integral dishwasher, radiator, power points, wooden flooring, opening directly into:

Dining/Family Area 11'11 x 11'09 (3.63m x 3.58m)

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

First Floor Landing

Stain glass window to side, access to loft via hatch, doors to all rooms.

Bedroom 1 15'11 x 12'0 (4.85m x 3.66m)

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

Bedroom 2 11'11 x 11'09 (3.63m x 3.58m)

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

Bedroom 3 9'7 x 8'10 (2.92m x 2.69m)

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

Bedroom 4 7'11 x 7'7 (2.41m x 2.31m)

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

Bathroom

Two Upvc frosted double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled flooring.

Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, cold water tap, gated side access, door to.

Garage

Power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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		45	
(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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