



R B WALTERS ESTATE AGENTS

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Barnwood Road, Barnwood, Gloucester, GL4 3JW.

Use This Section to Record Your Own Personal Property Notes -

Substantial Character Home

Potential to Sub-Divide *

Large Gardens

Four Bathrooms

Over 3000 ft of Accommodation

Ideal for Multi Generational Living

Maximum Nine Bedrooms

Two Kitchens

Guide Price £900,000

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Do you need space and lots of it? Want to create separate living space, self-contained accommodation or potentially run a guest house? If so, then this substantial property could just be the one for you.

Plenty of character can be found in this impressive semi-detached home which provides over 3000 sq ft of liveable accommodation with a bathroom on each of the four floors and two separate kitchens. Whether you are a large family needing plenty of rooms, space for multi-generational living or the opportunity to run a business from home then we would highly encourage you to take a closer look here.

The possibilities are endless and written words do not fully do justice so if you are intrigued or want to explore the options further then get in touch to arrange a viewing.

Services

- Mains Gas Central Heating
- Mains Electric
- Mains Water (not metered)
- Mains Drainage
- Ultrafast Broadband Available

GROUND FLOOR

Hallway

Living Room 15' 2" x 14' 9" (4.62m x 4.49m)

Sitting Room 15' 1" x 14' 10" (4.59m x 4.52m)

Dining Room 12' 4" x 12' 2" (3.76m x 3.71m)

Kitchen 11' 9" x 8' 6" (3.58m x 2.59m)

Utility Room 8' 9" x 6' 10" (2.66m x 2.08m)

Bathroom

LOWER GROUND FLOOR

Bedroom 14' 5" x 14' 0" (4.39m x 4.26m)

Bedroom 14' 5" x 14' 0" (4.39m x 4.26m)

Bathroom

FIRST FLOOR

Bedroom 14' 11" x 14' 9" (4.54m x 4.49m)

Bedroom 14' 11" x 12' 6" (4.54m x 3.81m)

Bedroom 12' 4" x 12' 3" (3.76m x 3.73m)

Kitchen 12' 3" x 11' 8" (3.75m x 3.56m)

Bathroom

SECOND FLOOR

Bedroom 15' 1" x 14' 8" (4.60m x 4.48m)

Bedroom 15' 2" x 13' 6" (4.64m x 4.12m)

Bedroom 12' 4" x 8' 9" (3.76m x 2.68m)

Bedroom 12' 3" x 7' 10" (3.75m x 2.41m)

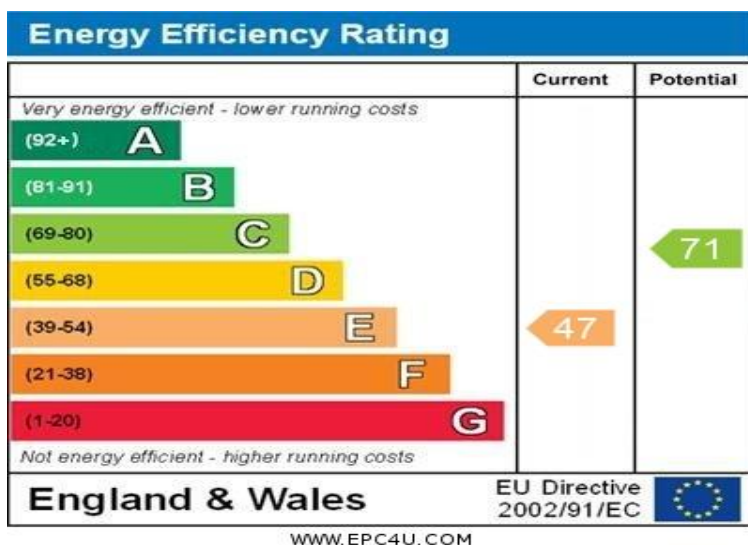
Bathroom

OUTSIDE

Driveway Parking

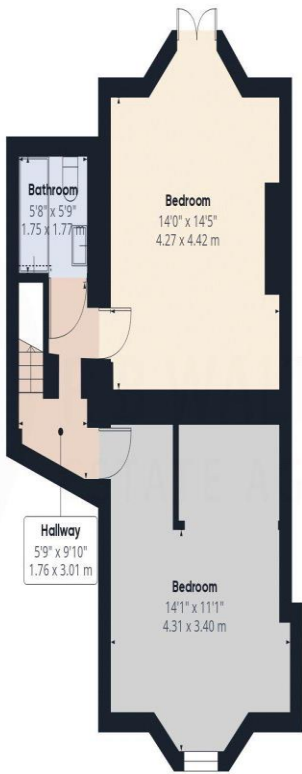
Garage

Rear Garden



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Floor -1



Ground Floor

Approximate total area⁽¹⁾

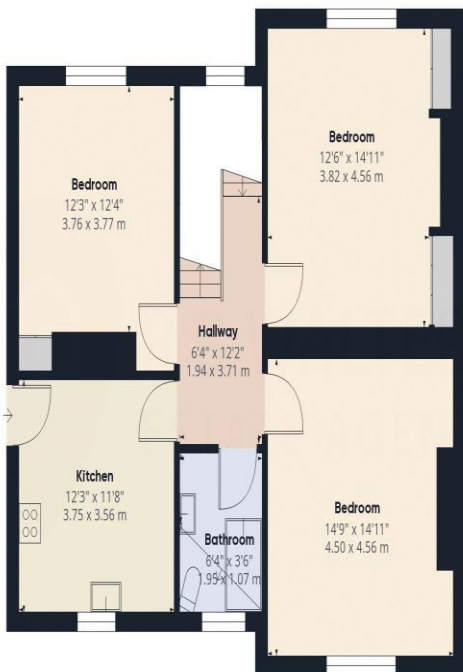
3030.03 ft²

281.5 m²

Reduced headroom

355.42 ft²

3.07 m²



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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