



**47 Barnwood Avenue, Barnwood GL4 3AE**

**£365,000**





# 47 Barnwood Avenue, Barnwood GL4 3AE



- Beautiful views from the rear of the property
- Gas central heating and double glazing
- Three bedroom family home
- Garage and parking
- Three reception rooms
- Small orchard at the rear of the garden
- Bathroom with bath and separate shower cubicle
- Front and rear gardens
- Gloucester City Council; Tax Band C - £1900.50 (2024/2025)
- EPC rating C69

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£365,000**

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## Porch

Door to:

## Entrance hall

Original, solid wood flooring, radiator, stairs to the first floor, under stairs cupboard, doors to the downstairs accommodation.

## Sitting room

Bay window to front elevation, radiator, feature fireplace with inset electric fire, french doors to;

## Living room

Feature fireplace with inset electric fire, radiator, picture rail, french doors to:

## Dining room

Radiator, inset ceiling spotlights, french doors to garden, door to:

## Kitchen

A range of matching base and wall units with work surface over. Inset one bowl stainless steel sink, space for cooker, washing machine, dishwasher, and under counter fridge. Wall-mounted gas boiler, window-to-side elevation.

## Cloakroom

Two windows to side and rear elevation, wash hand basin, WC.

## On the first floor

## Landing

Window to side elevation, doors to all upstairs accommodation, access to loft via hatch which is boarded with a light and ladder.

## Bedroom One

Large built-in wardrobes with sliding doors, bay window to front elevation, radiator.

## Bedroom Two

Double built-in wardrobes with sliding doors, window to rear elevation, radiator.

## Bedroom Three

Window to front elevation, radiator.

## Bathroom

It consists of a paneled bath, separate shower cubicle, wash hand basin, and WC. Heated towel rail, windows to both side and rear elevations.

## Garage

15'10" x 8'6" (4.85 x 2.60)

Power and light, window to side, pedestrian door to garden, two wooden doors to front. The garage does have an asbestos roof.

## Outside

To the front of the property is a driveway providing off-road parking and vehicular access to the carport and garage at the rear. There is also an area of lawn, mature shrubs, and planting.

The rear garden has been well maintained by the current owner and offers a haven for those who enjoy pottering in the garden. Perfect for alfresco dining and summertime entertaining. The garden has been well planted with a range of mature trees, shrubs, and plants. Further benefits include a storage shed, an outside tap, and a separate cottage garden area with a variety of fruit trees.

## Location

Located in the popular suburb of Barnwood. Various local amenities to include the 'Good' Ofsted-rated local Hillview primary education as well as access to several secondary and grammar schooling being located within the City. A short distance from access to the M5 provides ideal links to Cheltenham, Cirencester, and Bristol whilst a direct line to London Paddington can be located at Gloucester Station. The immediate locality offers various walks and open spaces within arguably one of Gloucester's most desirable established residential areas.

## Material Information

Tenure: Freehold.

Council Tax Band: Tax Band C

Local Authority and Rates: Gloucester City Council; £1900.50 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

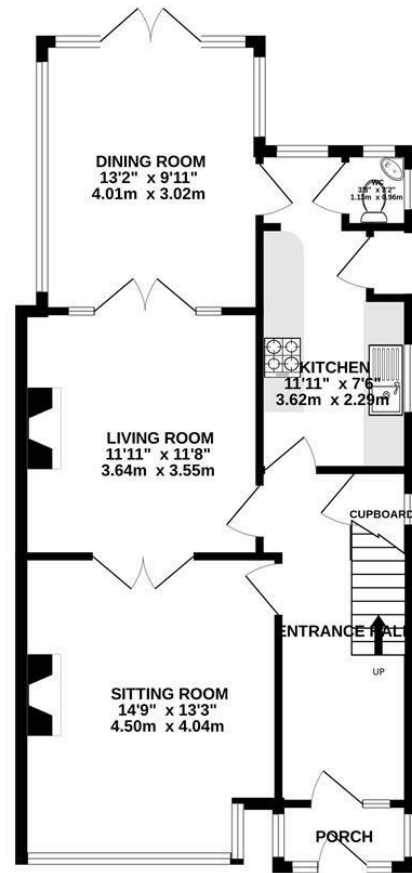
Heating: Gas central heating

Broadband speed: Standard 15 Mbps, Superfast 36 Mbps, Ultrafast 1000 Mbps.

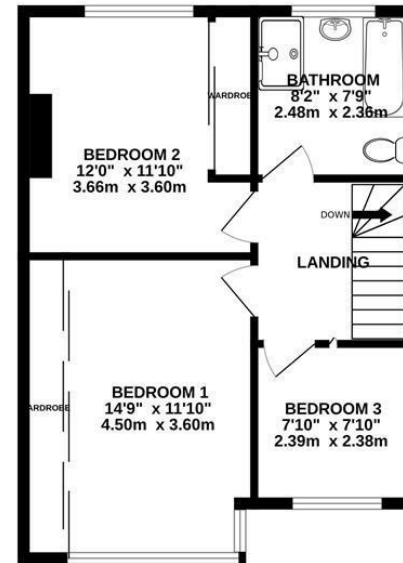
Mobile phone coverage: EE, Three, 02 and Vodafone



GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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