



**Greenways, Barnwood GL4 3SA**  
**£340,000**



# Greenways, Barnwood GL4 3SA



- Versatile accommodation
- Modern kitchen/diner leading into a conservatory
- Master bedroom with en suite
- Low maintenance rear garden
- Garage and off road parking
- Within close reach of local schools and amenities
- Convenient to good transport links by bus and easy access to M5 motorway
- No onward chain
- Gloucester City Council - Tax Band D- (£2138.06 per annum 2024/25)
- EPC Rating C73

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£340,000**

**01452 941950**

**hucclecote@naylorpowell.com**

**www.naylorpowell.com**

## Entrance Hall

Stairs to first floor, radiator.

## WC

WC, wash hand basin with mixer tap, radiator, extractor fan, tiled splash backs, tiled flooring.

## Family room/Bedroom five

Three double-glazed windows to front elevation in a bay, radiator, and laminate flooring.

## Kitchen/Diner

A range of modern matching wall and base units with work surface over and matching upstands, inset 1 1/2 bowl stainless steel sink and mixer tap, integrated appliances to include fridge freezer, four ring gas hob with oven, stainless steel splash back and extractor hood over, dishwasher, space and plumbing for washing machine and tumble dryer, wall mounted combi boiler, vertical radiator, inset ceiling spotlights, tiled flooring.

## Conservatory

Double glazed with French doors leading out into the garden, obscure windows to side elevations, and roof light, tiled flooring.

## On the first floor

### Landing

Stairs to the first floor, radiator.

### Living room

Three double-glazed windows to front elevation in a bay, radiator.

### Master bedroom

Two double-glazed windows to rear elevations, radiator, built-in wardrobes.

### Ensuite

Shower cubicle, wash hand basin with mixer tap, WC, heated towel rail, extractor fan, tiled splash backs, tiled flooring.

## On the second floor

### Landing

Airing cupboard, radiator.

## Bedroom two

Double-glazed window to rear elevation, radiator, built-in wardrobes.

## Bedroom three

Double-glazed window to front elevation, radiator.

## Bedroom four/study

Double-glazed window to front elevation, radiator.

## Bathroom

Bath with shower over, wash hand basin, WC, heated towel rail, extractor fan, tiled flooring, tiled splash backs, inset ceiling spot lights.

## Outside

To the rear of the property, the garden is fully enclosed by wooden fencing and is low maintenance allowing you to put your own stamp on it. Mostly laid with patio slabs with gravelled borders and mature trees and shrubs. A wooden gate at the bottom of the garden leads to the garage. The garage measures 5.40 x 2.48 and has an up-and-over door to the front elevation, rear pedestrian door, power and lighting.

## 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 D

Local authority and rates: Gloucester City Council - (£2138.06 per annum 2024/25)

Electricity supply: Mains

Water supply: Mains

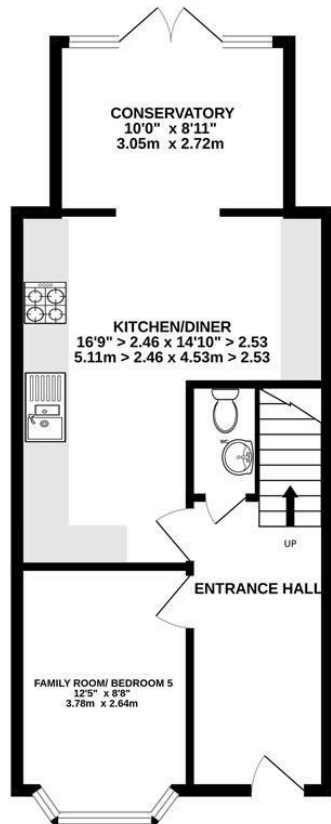
Sewerage: Mains

Heating: Gas Central heating.

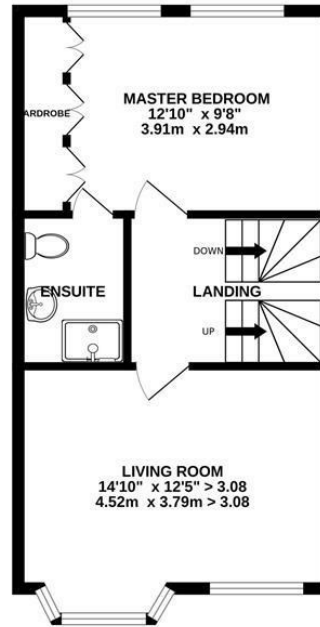
Broadband speed: Standard 15Mbps, Superfast 56Mbps

Mobile phone coverage: Vodafone, O2, EE and Three.

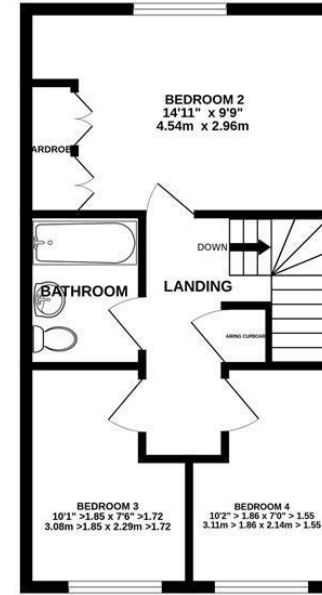




GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.

TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

