



45 Wells Road, Barnwood, Gloucester, GL4 3AN

£245,000

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Farr & Farr Sales Lettings 

**45 Wells Road, Barnwood,
Gloucester, GL4 3AN**

£245,000

A good-sized corner plot, end terrace, family house in a very popular location. Situated in a popular part of Barnwood, approximately a mile and a half to the south-east of Gloucester city centre. Good schooling and shopping is close by and access to Cheltenham and the M5 is only a short drive. Wells Road is heated by gas throughout, has double glazing and benefits from a large exterior with ample space for extension to the side and potential for a loft conversion.

www.farrandfarr.co.uk

Entrance Hall

UPVC double glazed front door with stain glass effect windows. Double glazed, obscured glass window to side. Laminate flooring. Radiator.

Living Room

Laminate flooring. Double glazed window to front. Wall Up lighters. Two radiators. Gas fire with feature surround. Opening to kitchen.

Kitchen

Tiled flooring. White wall and base units with laminate worktops over. Stainless steel one and a half sink with draining board. Mixer tap. Built in oven and gas hob. Space for washing machine. Radiator. Part tiled walls. Double glazed window to rear. Archway to dining area. Under-stairs space for fridge freezer and storage. Double glazed door to rear garden.

Landing

Access to loft. Radiator. Carpet flooring.

Bedroom One

Carpet flooring. Radiator. Double glazed window to rear. Coved ceilings.

Bedroom Two

Laminate flooring. Radiator. Double glazed window to front. TV point. Coved ceilings.

Bedroom Three

Laminate flooring. Radiator. Double glazed window to front.

Bathroom

Vinyl flooring tiles. Partly tiled walls. Low level WC. Hand wash basin. Bath with shower over. Radiator. Obscured glass window to rear. Folding door.

Exterior

Front: Parking for two cars. Large corner plot with access to westerly facing rear garden through wooden gates. Pathway. Laid to lawn and gravel with mature hedge surround.

Rear Garden: Small area laid to patio. Majority of the garden laid to lawn across two levels. Garden shed. Fence surround. Mature, bushes and hedging.

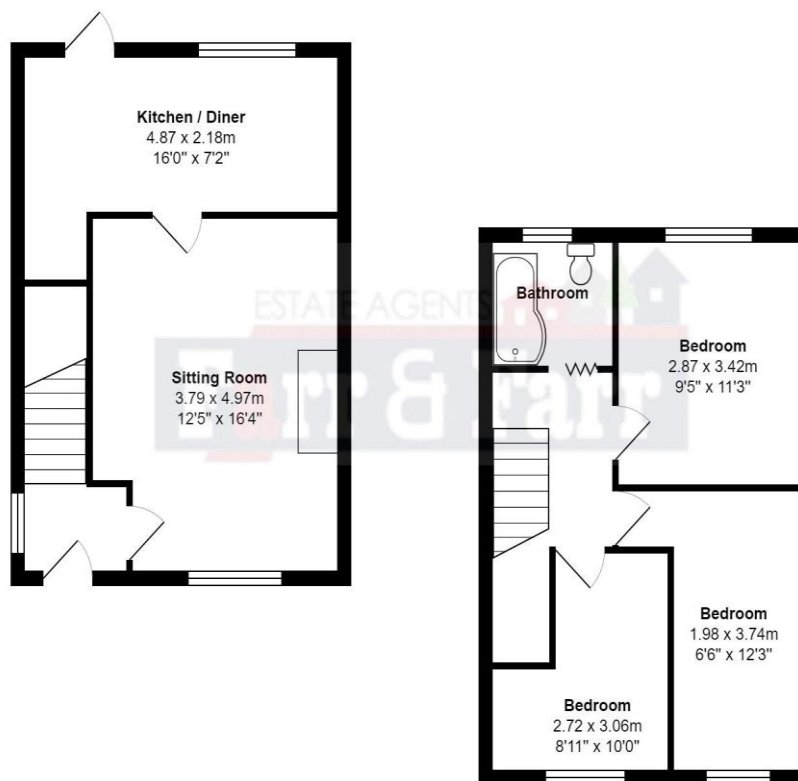
Agent Notes

EPC : C-72

Council Tax: A

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





Approx Total Area: 71.1 m² ... 765 ft²

Drawn by: www.gloucesterenergysolutions.co.uk.

This plan is for layout guidance only. Not drawn to scale, unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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