



60 Barnwood Avenue, Gloucester, Gloucestershire, GL4 3AH

£320,000

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Farr & Farr Sales Lettings 

**60 Barnwood Avenue, Gloucester,
Gloucestershire, GL4 3AH**

£320,000

**A large semi detached family house which
has been extended both to the side and
rear now in need of internal upgrading.**

Barnwood Road is a very popular residential road situated approximately a mile and a half to the east of Gloucester city Centre. Excellent local shopping, good schools and transport facilities are all close by and access to Cheltenham in the M5 is only a short drive. Number 60 has been in the same family ownership for many years and offers significantly extended accommodation now in need of upgrading. Additional benefits include four good size bedrooms as well as a large sitting room, dining room and big kitchen. To the exterior there is ample parking to the front the garage to the side with carport extension and within the rear garden is a substantial detached workshop/home office that was originally a double garage

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Hardwood front door to:

Hall:

Radiator. Staircase to landing.

Cloakroom: low level WC and wash hand base.

Lounge: 25' 6" x 12' 0" (7.77m x 3.65m)

With attractive marble fireplace with coal effect gas fire. Bay window to the front. Two radiators. TV point and two part glazed doors.

Dining Room: 10' 6" x 9' 8" (3.20m x 2.94m)

With double radiator and aluminium sliding patio doors to garden and stable door to.

Kitchen: 19' 8" x 9' 7" (5.99m x 2.92m)

Divided into two areas. The first with full height cupboards, breakfast bar and space for fridge freezer with radiator and door outside and arch to. the second area with inset one and a half bowl sink unit set in to worktops with cupboards and drawers below and base units. Built-in gas hob with electric double oven. Plumbing for dishwasher. Glass fronted crockery cupboards. Views of the rear garden

First Floor:

First Floor Landing:

Landing access to loft.

Bedroom One: 15' 1" x 10' 2" (4.59m x 3.10m)

Square Bay window. Radiator. Wardrobe cupboards with sliding doors.

Bedroom Two: 16' 2" x 8' 0" (4.92m x 2.44m)

With radiator.

Bedroom Three: 12' 4" x 12' 0" (3.76m x 3.65m)

With radiator. Vanity unit with wash hand basin.

Bedroom Four: 7' 8" x 7' 0" (2.34m x 2.13m)

With radiator.

Bathroom:

Bathroom a good size with panel bath and Myra electric shower. Pedestal wash handbasin. Low level WC. Part tiled walls. Airing cupboard with Worcester gas fire central heating boiler.

Exterior:

Front gardens of a good size with ample parking and path to front door.

Garage: 17' 8" x 7' 0" (5.38m x 2.13m)

With Electric up and over door and open to rear to carport. Outside light and tap.

Rear Gardens:

Of a good size and laid predominantly to McAdam and gravel for ease of maintenance. With aluminium store and brick built workshop/home office 16 x 17. Originally believed to have been a double garage with power, light and plumbing. All enclosed by Close boarded fencing giving a good deal of seclusion.

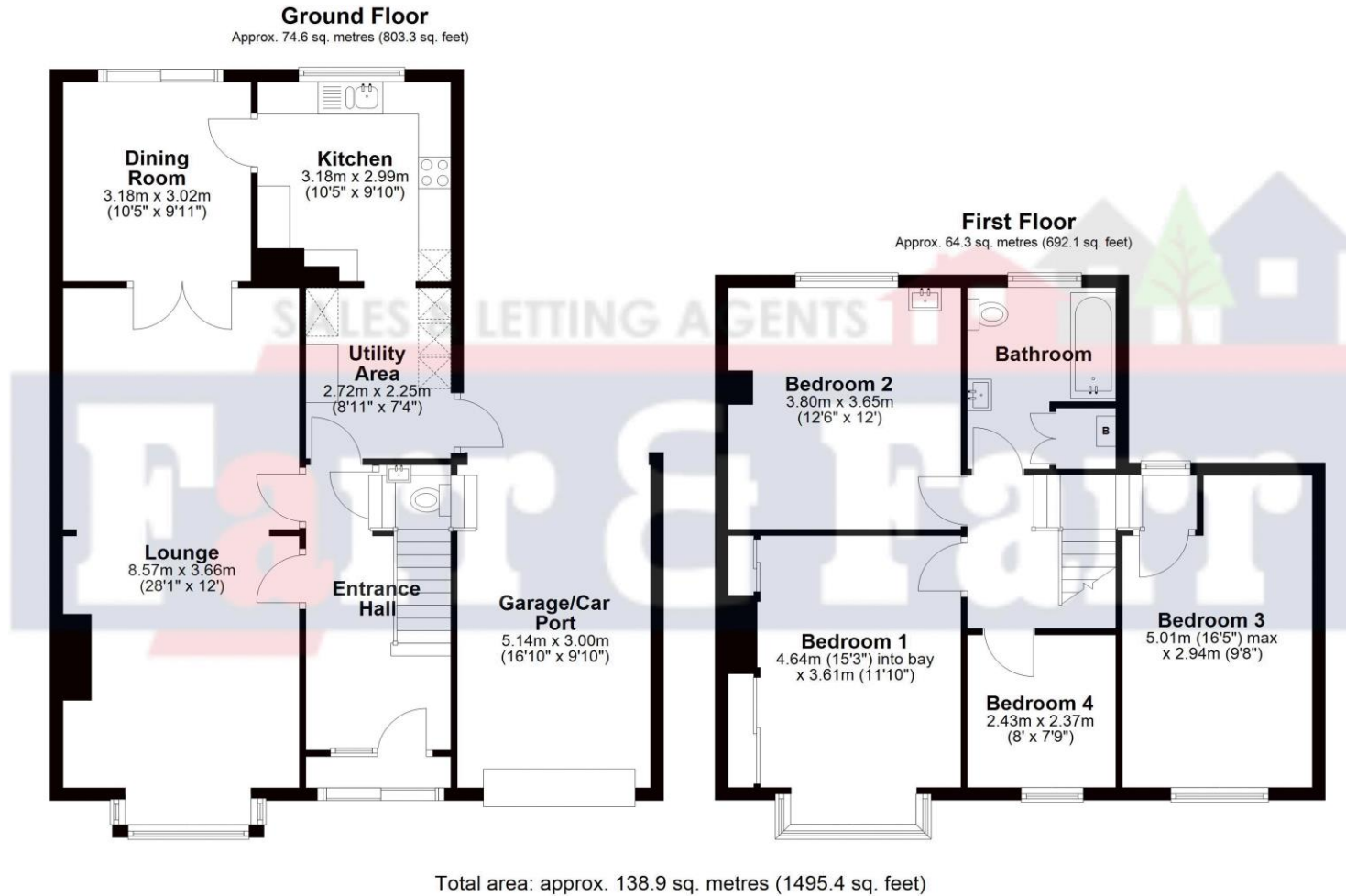
More Information:

EPC: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





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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