



37 Barnwood Avenue, Gloucester, Gloucestershire, GL4 3AE

£375,000

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**Farr & Farr** Sales Lettings 



**37 Barnwood Avenue, Gloucester,  
Gloucestershire, GL4 3AE**

**£375,000**

With beautiful original features throughout, this substantial three bedroom semi-detached property benefits from a sprawling ground floor and sits in an appealing location within Barnwood Avenue.

A driveway with ample off road parking leads to the porch and into the entrance hall with attractive wooden floors. A cosy living room sits at the front of the property with gas fireplace. A spacious kitchen / dining room opens into a further reception room currently used as a music room. To the rear of the property, a large conservatory leads through to an office and WC. Three good sized bedrooms sit on the first floor of the property and a family bathroom is well fitted with separate bath and shower. The rear garden is mostly laid to lawn with a patio off the conservatory.

Barnwood Avenue is a popular location with an excellent local primary school and the property has benefitted from recently replaced double glazed windows.

**[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)**

#### **Entrance Porch**

Wooden front door. Frosted double glazed windows. Tiled floor

#### **Entrance Hall**

Frosted double glazed door and window. Stairs to first floor landing. Under stairs cupboard. Radiator. Original wooden flooring.

#### **Cloakroom**

WC. Basin. Vinyl flooring. Frosted double glazed window to side. Consumer unit.

#### **Living Room** 13' 11" x 13' 3" (4.24m x 4.04m)

Double glazed window to front. Carpet. Radiator. Gas fuelled fireplace. Double glazed doors into dining room.

#### **Kitchen** 15' 6" x 10' 3" (4.72m x 3.12m)

Range of base and drawer units with wooden and laminate worktop. Large range Aga cooker. Extractor hood over. Double sink with draining board and mixer tap. Part tiled walls. Tiled floor. UPVC door and window to side. Double glazed window to conservatory.

#### **Dining Room** 11' 10" x 11' 9" (3.60m x 3.58m)

Attractive brick fireplace surround. Radiator. Wooden flooring.

#### **Music Room** 9' 9" x 9' 8" (2.97m x 2.94m)

Rook Velux window. Wooden flooring. Radiator. Double UPVC doors to conservatory.

#### **Conservatory** 17' 7" x 16' 11" (5.36m x 5.15m)

Double glazed windows and doors to rear. Kitchenette area with sink and draining board. Gas combi boiler. Vinyl flooring. Radiator.

#### **Office** 9' 8" x 8' 3" (2.94m x 2.51m)

Double glazed door and window to side access. Radiator. Vinyl flooring.

#### **WC**

Three WC's. Three basins. Vinyl flooring. Frosted window to rear.

#### **First Floor Landing**

Carpet. Frosted double glazed window to side.

#### **Bedroom 1** 14' 4" x 11' 10" (4.37m x 3.60m)

Double glazed window to front. Carpet. Radiator

#### **Bedroom 2** 11' 11" x 11' 9" (3.63m x 3.58m)

Double glazed window to rear. Carpet Radiator

#### **Bedroom 3** 7' 10" x 7' 8" (2.39m x 2.34m)

Double glaze window to front. Carpet. Radiator. Access to loft hatch

#### **Bathroom**

Frosted double glazed window to rear. WC. Basin with cupboard under. Large bath with mixer tap and shower hose. Separate enclosed shower. Radiator. Part tiled walls. Vinyl floors.

#### **Rear Garden**

Patio off conservatory. Large shed. Fence surround. Pergola and seating area. Lawn. Mature trees and borders. South facing.

#### **More Information**

EPC: E

Council Tax: C







Approximate Gross Internal Area = 154.5 sq m / 1663 sq ft

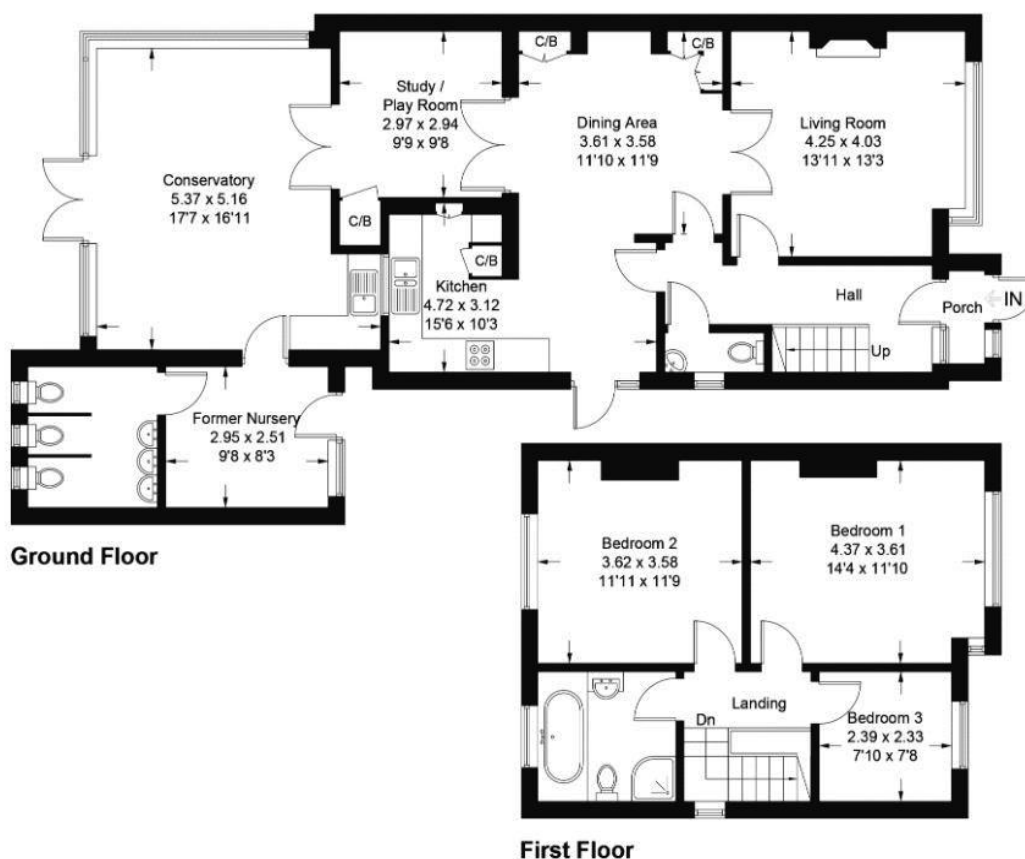


Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID680188)

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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