



4 Wolseley Road, Barnwood, Gloucester, GL2 0PJ

£365,000

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**Farr & Farr** Sales Lettings 

**4 Wolseley Road, Barnwood,  
Gloucester, GL2 0PJ**

**£365,000**

**A 1930 EXTENDED SEMI DETACHED FAMILY HOUSE IN NEED OF SOME UPDATING BUT SET IN A WONDERFUL CUL DE SAC WHERE PROPERTIES RARELY BECOME AVAILABLE**

Wolseley Road is a small and popular cul-de-sac situated just off Elmbridge Road approximately 1 mile to the East of Gloucester city centre. Good local shopping and some of the areas most sought after schools are both within easy reach and access to the city centre and exciting Docklands as well as Cheltenham and the M5 are only a short drive. Number four has been the same ownership for many decades and has been very well maintained and cleverly extended to the side but is now in need of internal refurbishment. Internally there are four bedrooms of which three are good size two doubles, there is an upstairs shower room as well as a ground floor shower room and to the exterior, ample parking to the front and very private Westerly backing gardens of a good size.

[www.farranfarr.co.uk](http://www.farranfarr.co.uk)

UPVC double glazed double front doors to:-

#### **ENTRANCE PORCH**

Tiled floor and an original half glazed front door with leaded light and coloured glass detail to:-

#### **ENTRANCE HALL**

Staircase to landing. Double radiator. Alarm controls. Understairs cupboard with meters. Door to inner hall with hanging space.

#### **CLOAKROOM/SHOWER ROOM**

Fully tiled shower cubicle with Mira controls and glazed screen. Pedestal wash hand basin. Low level WC. Part tiled walls. Vinyl floor. Wall heater.

#### **SITTING ROOM 13' 0" x 12' 6" (3.96m x 3.81m)**

Radiator. Bay window to the front. TV point and sliding doors to:-

#### **DINING ROOM 13' 2" x 11' 0" (4.01m x 3.35m)**

Double radiator. Sliding doors to:-

#### **CONSERVATORY 10' 8" x 6' 0" (3.25m x 1.83m)**

Tiled floor. Two wall light points.

#### **KITCHEN 15' 6" x 7' 9" (4.72m x 2.36m)**

Inset stainless steel single drainer sink unit with cupboards and drawers below. Wall and base units with worktops. Part tiled walls. Plumbing for washing machine. Built-in oven with gas hob. Worcester gas fired central heating boiler. Space for fridge. Radiator. UPVC double glazed door to garden.

#### **FIRST FLOOR**

#### **LANDING**

Access to loft.

#### **BEDROOM 1 13' 0" x 11' 0" (3.96m x 3.35m)**

Two double wardrobe cupboards and built-in shelving. Radiator.

#### **BEDROOM 2 12' 10" x 8' 7" (3.91m x 2.61m)**

Complete range of wardrobe cupboards with four mirrored sliding doors. Radiator.

#### **BEDROOM 3 14' 0" x 12' 0" (4.26m x 3.65m)(Average)**

Windows to the front and rear. Built-in double wardrobe cupboard with sliding doors. Central dressing table unit and cupboards above.

#### **BEDROOM 4 8'0" x 7'9" (2.44m x 2.36m)**

Double wardrobe cupboard. Radiator.

#### **SHOWER ROOM**

Large double shower cubicle with electronic shower and screen. Vanity unit with wash hand basin and cupboards below. Cupboard with factory cylinder and shelving. Marbrex walls.

#### **SEPARATE W.C**

Low level WC. Marbrex. walls. Vinyl floor.

#### **EXTERIOR**

Front gardens with macadam driveway with parking for 2+ cars. Wrought iron gates.

Rear gardens of a good size, very private with large area of brick terrace with well looked after lawns with pebble detail and shrub bed borders including hedges and fencing surrounds.

#### **GARAGE 15' 6" x 8' 0" (4.72m x 2.44m)**

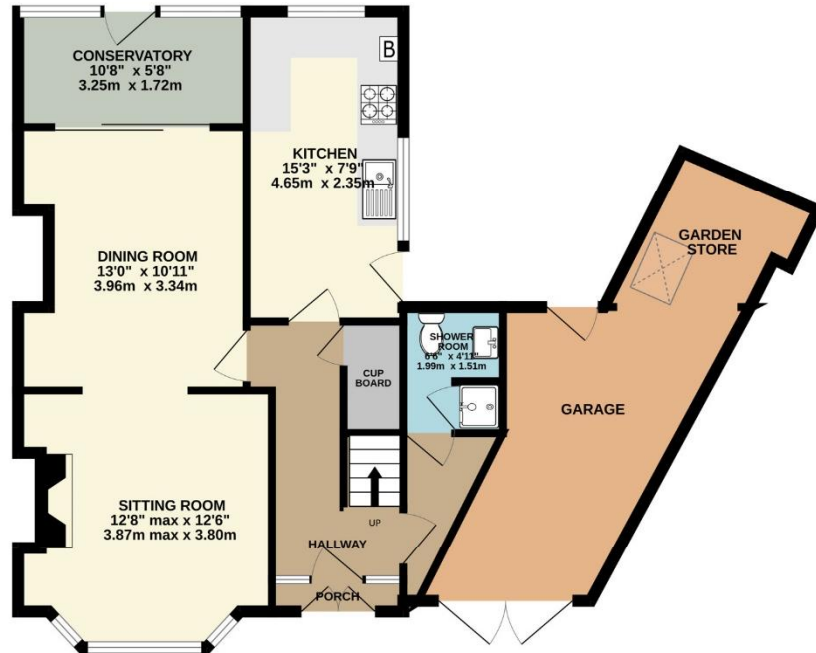
Widening and opening into a workshop area with power and light.

#### **AGENTS NOTE**

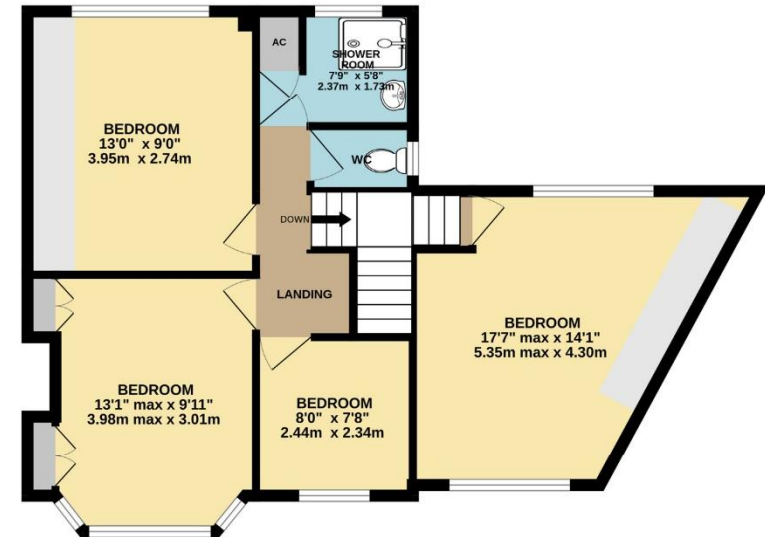
COUNCIL TAX: C      EPC: C-70



**GROUND FLOOR**  
792 sq.ft. (73.6 sq.m.) approx.



**1ST FLOOR**  
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1442 sq.ft. (134.0 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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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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