



19 St. Barnabas Close, Gloucester, GL1 5LH

£340,000

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Farr & Farr Sales Lettings 

**19 St. Barnabas Close, Gloucester,
GL1 5LH**

£340,000

**A SURPRISINGLY LARGE CHALET STYLE
DETACHED HOUSE OVERLOOKING AN AREA
OF CENTRAL GREEN IN THIS POPULAR
CUL DE SAC**

St Barnabas Close is a small and relatively unknown cul-de-sac which surrounds a lovely area of treed green giving a very natural feel.

The southern ring road with its fast routes both North and South is within a short drive. Some of the area's most sought after schools are within walking distance and the city centre is within an easy reach.

Number 19 offers very good family accommodation over two floors with four bedrooms and an open plan lounge/dining room as well as a well fitted kitchen, bathroom and cloakroom. Additionally the current owners have installed a very efficient and wholly owned solar panel and battery system which gives a significant income. To the exterior there is ample parking to the front, garage, side and enclosed easily maintained private rear gardens.

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ENTRANCE PORCH

Recently installed UPVC double glazed front door Quarry tiled floor. Light. Door to corridor to the rear gardens. Upvc double glazed door to:-

ENTRANCE HALL

Staircase to landing. Radiator.

LOUNGE/DINING ROOM

LOUNGE AREA 16' 0" x 11' 0" (4.87m x 3.35m)

Fireplace. Double radiator. T.V point. Double Upvc double glazed doors to garden.

DINING AREA 10' 0" x 7' 10" (3.05m x 2.39m)

Double radiator. Laminated flooring.

KITCHEN 9' 7" x 9' 0" (2.92m x 2.74m)

Comprehensively fitted with inset single drainer stainless steel sink unit set into worktops with cupboards below. Wall and base units. Part tiled walls. Vinyl floor. Plumbing for washing machine. Space for fridge/freezer. Built in stainless steel and glass fronted oven with four ring gas hob with stainless steel back plate and cooker hood. Radiator. Upvc double glazed door to side.

BEDROOM 3 11' 0" x 10' 0" (3.35m x 3.05m)

Radiator.

BEDROOM 4 10' 0" x 7' 0" (3.05m x 2.13m)

Radiator.

BATHROOM

White suite of panelled bath with mixer taps and shower attachment and second Mira shower with glazed screen and tiled splashbacks. Pedestal wash hand basin. Low level W.C. ¾ tiled walls. Vertical heated radiator/towel rail/ Vinyl floor. Spotlights.

FIRST FLOOR

LANDING

Boiler cupboard housing Worcester fired central heating boiler. Linen cupboard.

BEDROOM 1 12' 6" x 10' 0" (3.81m x 3.05m)

Access to eaves storage to either side. Small wardrobe cupboard. Access to loft. Radiator. Large window overlooking the garden.

BEDROOM 2 10' 0" x 9' 9" (3.05m x 2.97m)

Access to eaves storage to either side. Radiator.

CLOAKROOM

Low level W.C. Pedestal wash hand basin.

EXTERIOR

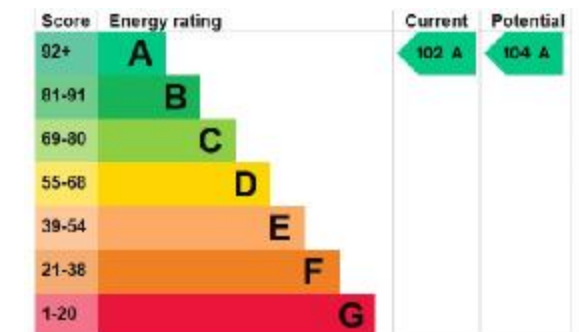
Front gardens with driveway with parking for 2 cars. Lawns and mature bush.

GARAGE Up and over door. Power. Light and window.

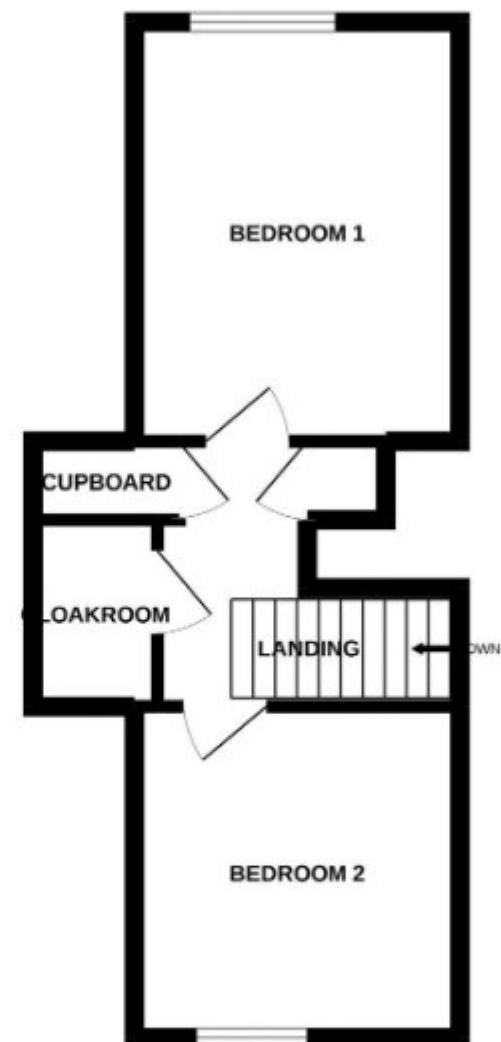
Rear gardens which are beautifully private and South Easterly facing with good recently laid paved terrace with lawns, paths and shrub bed borders. All enclosed by close boarded fencing. Outside power and tap.

AGENTS NOTE

COUNCIL TAX: C







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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