



73 Barnwood Road, Gloucester, GL2 0SF

£395,000

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Farr & Farr Sales
Lettings 

**73 Barnwood Road, Gloucester,
GL2 0SF**

£395,000

**A 1930'S SEMI DETACHED FAMILY HOUSE
WITH A WONDERFUL EXTENSION TO THE
REAR**

Number 73 is situated in a very convenient position approximately 1 mile to the East of Gloucester city Centre. Some of the area's most sought after schools are within walking distance. Good local shopping is close by and access to Cheltenham and the M5 is within easy reach.

The property has been beautifully looked after and significantly extended to the rear to both storeys and now offers three double bedrooms and a large bathroom/shower and to the ground floor is a quite exceptional 28 x 15' kitchen dining/family room that is well and comprehensively fitted and enjoys large full width windows with central doors that overlook the landscaped garden. Additionally there is ample parking and turning space to the front, a wide side access and within the garden, a substantial garage/workshop.

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ENTRANCE PORCH

Arch and tiled floor. UPVC double glazed door to:-

ENTRANCE HALL

High-quality tiled flooring. Staircase to landing. Radiator. Good sized understairs cupboard.

LOUNGE/DINING ROOM 22' 0" x 12' 0" (6.70m x 3.65m)

Timber fireplace with electric coal effect fire. Two double radiators. Bay window to the front. TV point. Window to the side.

KITCHEN/DINING/FAMILY ROOM 28' 6" x 15' 3" (8.68m x 4.64m)

Beautifully fitted and open plan. Kitchen area very comprehensively fitted with granite worktops with inset stainless steel sink and contemporary mixer taps. An abundance of cupboards and drawers. High-quality tiled floor. Part tiled walls. Built-in Bosch double oven and five ring induction hob. Built-in dishwasher, washing machine, fridge and freezer. Built in Bosch microwave. Wine cooler Larder cupboard and pan drawers. Peninsula unit with a second Bosch oven. Breakfast bar and shelved cupboards below. Inset ceiling spotlights. Double radiator. Large cupboard housing Worcester gas central heating boiler. UPVC double glazed door to the side and wide arch to Sitting/dining area, again with high-quality flooring. Inset ceiling spotlights. Windows to the side and full width and height windows with sliding patio doors overlooking the terrace and garden. Vertical radiator.

FIRST FLOOR

LANDING

Radiator.

BEDROOM 1 15' 5" x 11' 0" (4.70m x 3.35m)

(Into bay). Double radiator. TV point.

BEDROOM 2 15' 5" x 7' 5" (4.70m x 2.26m)

Double radiator. Bay window to the rear. TV point.

BEDROOM 3 11' 10" x 9' 6" (3.60m x 2.89m)

Double radiator.

BATHROOM

Of a very good size and extended with white suite of panelled bath with mixer taps and shower attachment. Separate shower cubicle with Mira controls and glazed screen. Wash hand basin with cupboard below. Low-level WC with concealed cistern. Recess shelving. Shaver point. Inset ceiling spotlights. 3/4 tiled walls. Radiator. Vinyl floor.

EXTERIOR

Front gardens laid to gravel with parking for 4+ cars and enabling turning with wide side access to:-

Rear gardens, of a good size with a large area of paved terrace and path. Lawns with flower and shrub beds. Mature bushes and trees. Second area of terrace. Outside light. Tap and power.

GARAGE/WORKSHOP

(Not for cars). Up and over door and personnel door. Power.

AGENTS NOTE

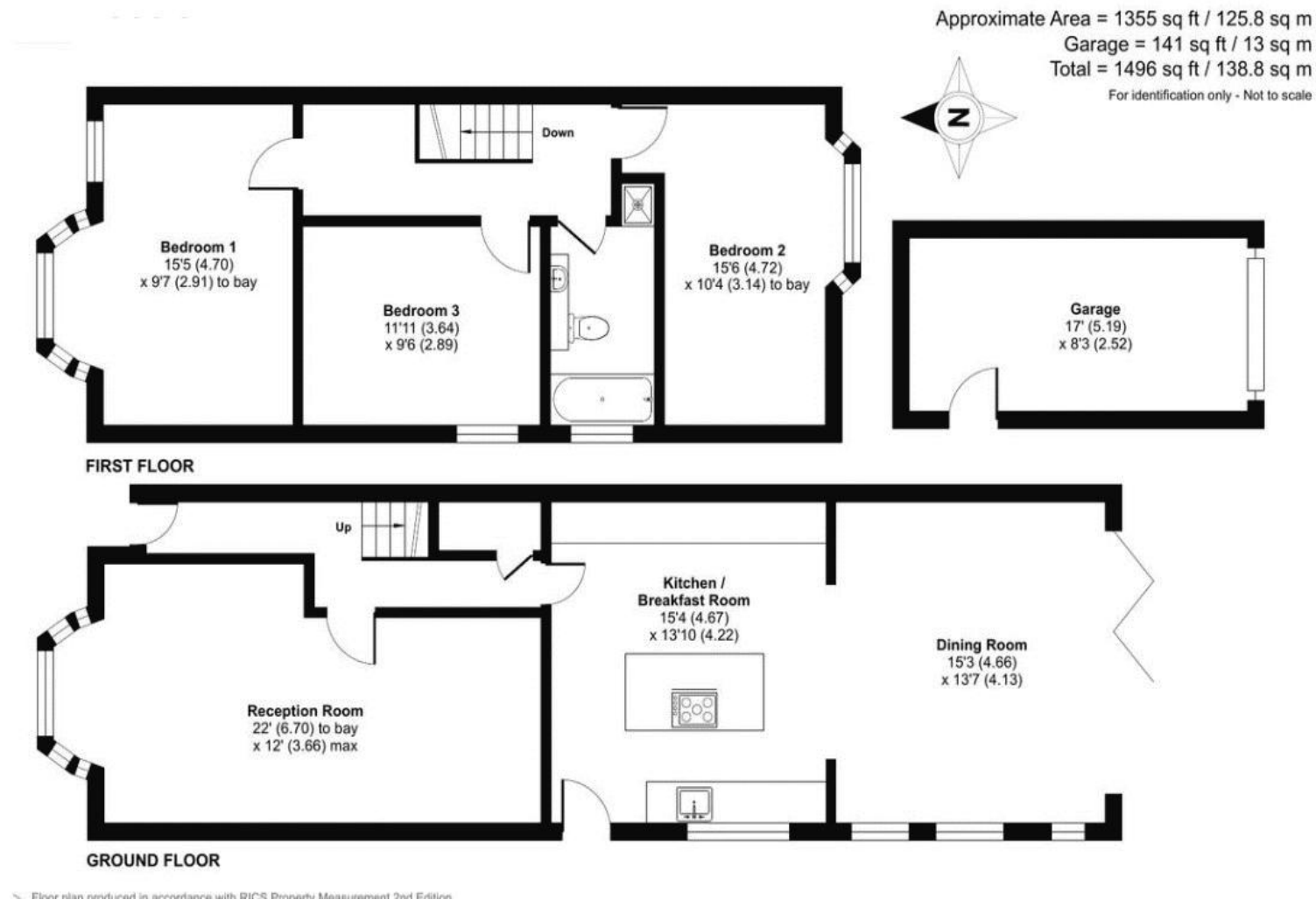
EPC: D-68

COUNCIL TAX: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 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.

City Centre

2a Worcester Street
 Gloucester GL1 3AA
 ☎ 01452 500025
 ✉ enquiries@
 fairandfair.co.uk

Hucclecote

50 Hucclecote Road
 Gloucester GL3 3RT
 ☎ 01452 613355
 ✉ hucclecote@
 fairandfair.co.uk

Longlevens

125 Cheltenham Road
 Gloucester GL2 0JQ
 ☎ 01452 360444
 ✉ longlevens@
 fairandfair.co.uk

Lettings

40 Oxstalls Way
 Gloucester GL2 9JQ
 ☎ 01452 238298
 ✉ lettings@
 fairandfair.co.uk