



Spinney Road, Barnwood, Gloucester,  
GL4 3YX

Freehold

£355,000



**57 Spinney Road, Barnwood,  
Gloucester, Gloucestershire, GL4 3YX**

**£355,000**

Freehold. Council Tax Band C



**3 Bedrooms**



**1 Bathrooms**



**2 Receptions**

### Features

- \* No Onward Chain
- \* Immaculate Condition Throughout
- \* Outside Study
- \* Enclosed Rear Garden
- \* Large Detached Garage
- \* Modern Fitted Kitchen
- \* Off Road Parking For Multiple Cars
- \* Energy Rating C & Council Tax C

### Michael Tuck Estate and Letting Agents

2 Mead Road Abbeymead Gloucester Gloucestershire GL4 5GL

01452 612020

estates.abbeymead@michaeltuck.co.uk

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

### The Property

\*\*\* Stunning Three Bedroom Semi Detached Home In Barnwood With Large Detached Garage  
\*\*\* This fantastic property has been renovated throughout to a high standard and is tucked away at the bottom of a quiet and popular no through road in Barnwood! The property comprises of; entrance hall, spacious lounge/diner, modern fitted kitchen with integrated appliances, downstairs utility/cloakroom, first floor landing, three double bedrooms and a modern fitted shower room. Further benefits include; upvc double glazing, modern gas central heating with 'Worcester' combination boiler, enclosed rear garden, annex/outdoor study with en-suite, double detached garage with electric automatic door and off road parking for multiple cars! Property for sale through Michael Tuck Estate Agents. Potential rental value of £1,400pcm, please contact Michael Tuck Lettings in Abbeymead for more details. We highly advise a viewing of this fantastic property, to arrange yours call us today on 01452 612020.

### Entrance Hall

**Lounge/Diner** 22' 5" x 11' 0" (6.83m x 3.35m)

**Kitchen** 13' 4" x 7' 0" (4.06m x 2.13m)

**Utility Room/ Cloak Room** 7' 3" x 5' 9" (2.21m x 1.75m)

### First Floor Landing

**Bedroom 1** 11' 5" x 10' 6" (3.48m x 3.20m)

**Bedroom 2** 10' 5" x 9' 0" (3.17m x 2.74m)

**Bedroom 3** 8' 6" x 8' 2" (2.59m x 2.49m)

**Shower Room** 7' 6" x 5' 7" (2.28m x 1.70m)

**Outside Study** 15' 0" x 8' 8" (4.57m x 2.64m)











**FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE**

The position and size of doors, windows, appliances, and other features are approximate only.  
Unauthorised reproduction prohibited

**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

