



Spinney Road, Barnwood, Gloucester,
GL4 3YX

Freehold

£315,000

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

£315,000

Freehold. Council Tax Band C



3 Bedrooms



1 Bathrooms



1 Receptions

Features

- * NO ONWARD CHAIN
- * THREE BEDROOMS
- * ONE OWNER SINCE NEW
- * CONSERVATORY
- * POPULAR AREA
- * GAS CENTRAL HEATING AND DOUBLE GLAZING
- * GARAGE AND OFF ROAD PARKING
- * EPC TBC 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

The Property

*** NO ONWARD CHAIN THREE BEDROOM END TERRACED HOUSE GARAGE POPULAR LOCATION *** THREE bedroom end terraced house offered to the market CHAIN FREE! Lovingly owned by the current owner since new this property offers spacious and well-maintained interior plus a bright conservatory, an enclosed rear garden, and the convenience of a garage with off-road parking. Perfectly situated in a sought-after location near Barnwood Arboretum this property makes a perfect home for first time buyers and young families. Internally the property consists of; Entrance hallway, lounge/diner, kitchen and conservatory. Upstairs you'll find three bedrooms - two doubles and one single plus a shower room. Externally the property consists of; Rear enclosed garden, off road parking and a single garage. Potential rental value of £1,300pcm, please contact Michael Tuck Lettings in Abbeymead for more details. To avoid missing out, call us today on 01452 612020 to book your viewing.

Entrance Hallway

Lounge/Diner 22' 3" x 10' 3" (6.78m x 3.12m)

Kitchen 7' 2" x 8' 8" (2.18m x 2.64m)

Conservatory 7' 3" x 9' 6" (2.21m x 2.89m)

First Floor Landing

Bedroom 1 13' 0" x 10' 3" (3.96m x 3.12m)

Bedroom 2 8' 9" x 10' 2" (2.66m x 3.10m)

Bedroom 3 8' 1" x 8' 4" (2.46m x 2.54m)

Bathroom 7' 5" x 5' 5" (2.26m x 1.65m)

Garage

Additional Information from Vendor

Utilities

- Electricity – mains
- Gas – mains
- Water – mains
- Sewerage – mains
- Broadband – fibre to cabinet









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.

