



## 3 St. Barnabas Close

, Gloucester, GL1 5LH

**£385,000**



Situated in a peaceful no-through road, this three bedroom link-detached property occupies a generous plot and offers versatile living accommodation across two floors.

The ground floor comprises an entrance hall, spacious lounge/diner, a modern recently fitted kitchen/diner, utility room, shower room, and a ground floor bedroom — ideal for flexible family living or guest accommodation.

Upstairs, the property offers two double bedrooms and a convenient WC.

Further benefits include UPVC double glazing throughout and gas central heating.

Externally, to the front we have a driveway providing off-road parking for **FOUR VEHICLES**. To the rear, there is a good-sized enclosed garden with a south-easterly aspect with a **LARGE** detached outbuilding.



### Entrance

Accessed via Upvc double glazed front door, open way leading directly into the garage, door through too:

### Hallway

Stairs leading to first floor, with under stairs storage space, doors leading to kitchen/diner, lounge, bathroom, utility & bedroom 3.

### Lounge

Upvc double glazed french doors to rear, television point, radiator, power points.

### Open Plan Kitchen/Diner

Upvc double glazed windows to both side & rear, Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drain, electric oven with separate induction hob & hood, space for appliances, radiator, power points, partly tiled walls.

### Utility Room

Upvc double glazed window to front, base level units with roll edge work tops, plumbing for washing machine & tumble dryer, wall mounted combination boiler,

### Bathroom

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail.

### Bedroom 3

Upvc double glazed windows to front, radiator, power points.

### First Floor Landing

Two storage cupboards, doors to bedrooms 1,2 & cloakroom.

### Bedroom 1

Upvc double glazed windows to rear, radiator, power points, storage cupboard.

### Bedroom 2

Upvc double glazed windows to front, radiator, power points, storage cupboard.

### Cloakroom

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin.

### Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, large outbuilding, gated side access.

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Services

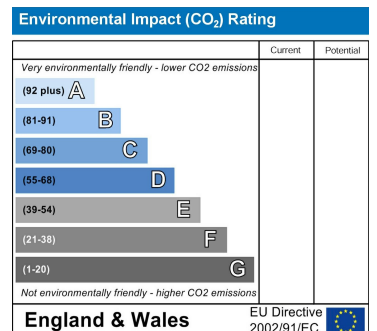
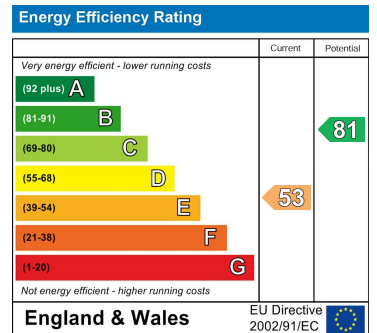
Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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