



## 130 Barnwood Road, Gloucester, GL4 3JW

Asking Price £175,000

Located on Barnwood Road in Gloucester, this modern flat, built in 1979, offers a delightful blend of comfort and convenience. With easy access to commuter routes and local amenities, it is ideally situated for those seeking a vibrant lifestyle.

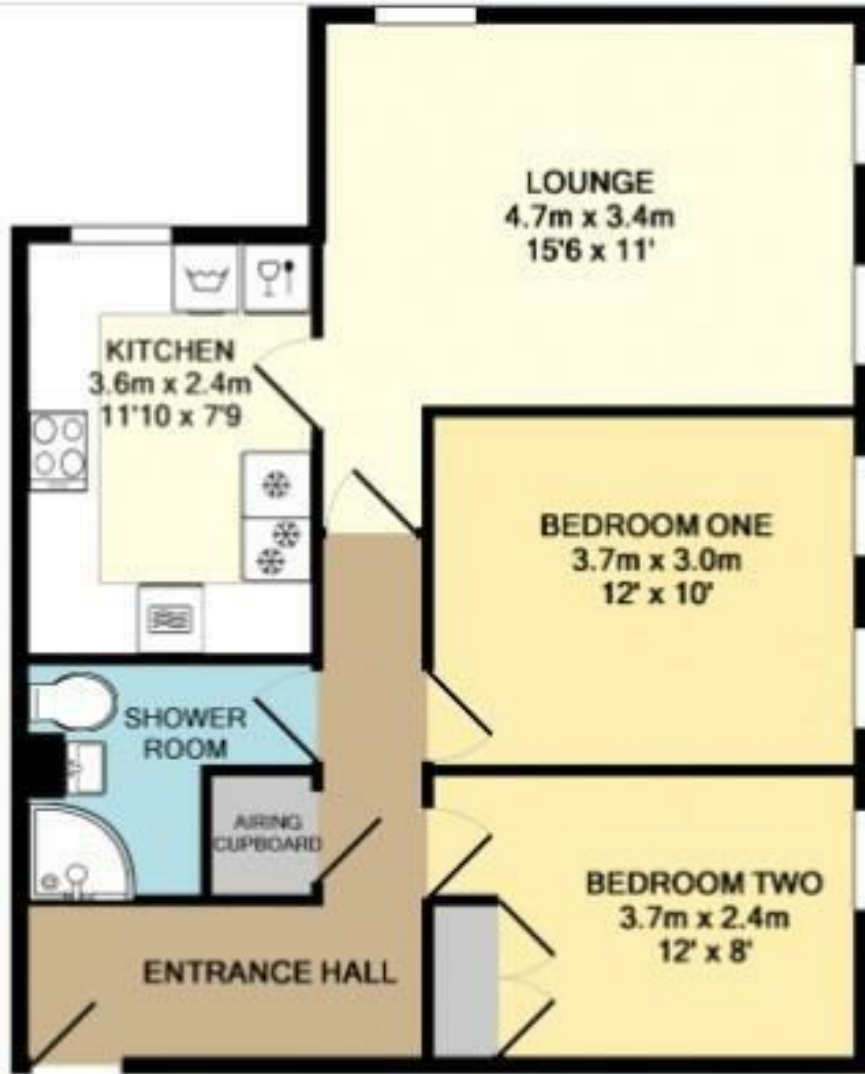
Upon entering, you are welcomed into a large entrance hall & spacious living room, which boasts a floor-to-ceiling window that flood the space with natural light, creating an inviting atmosphere perfect for relaxation or entertaining guests. The modern fully fitted kitchen is a chef's dream, providing ample worktop space to prepare culinary delights.

The flat features two generously sized double bedrooms, ensuring plenty of room for rest and privacy. These bedrooms are serviced by a contemporary bathroom, designed with modern fixtures to enhance your daily routine.

Additionally, the property includes a carport, providing secure parking, and a useful garden store located within the well-kept communal gardens. These gardens are not only beautifully stocked but also offer a serene outdoor space for residents to enjoy.

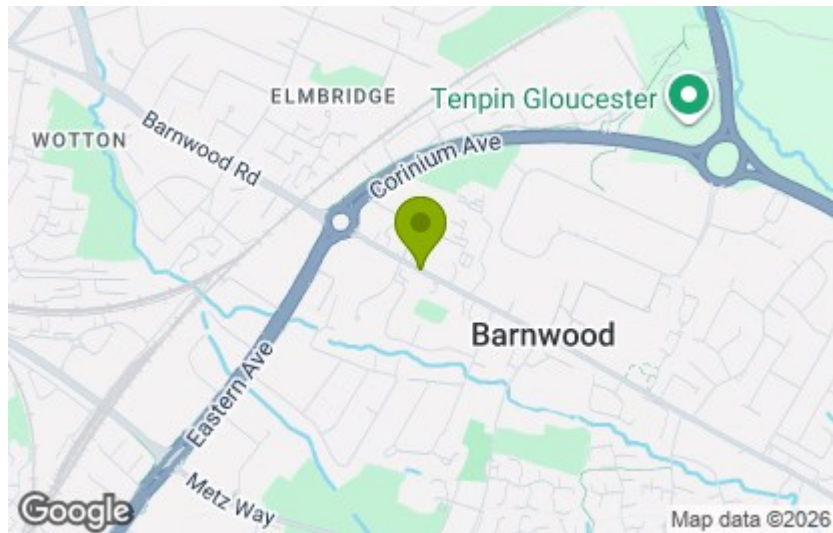
This flat is an excellent opportunity for anyone looking to embrace a modern lifestyle in a well-connected area. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress with its thoughtful design and prime location.

- Two double bedrooms
  - Car port
  - Floor to ceiling windows
- Modern fitted kitchen & bathroom
- Large communal well kept gardens
- Easy access to commuter routes and local amenities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>64</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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