

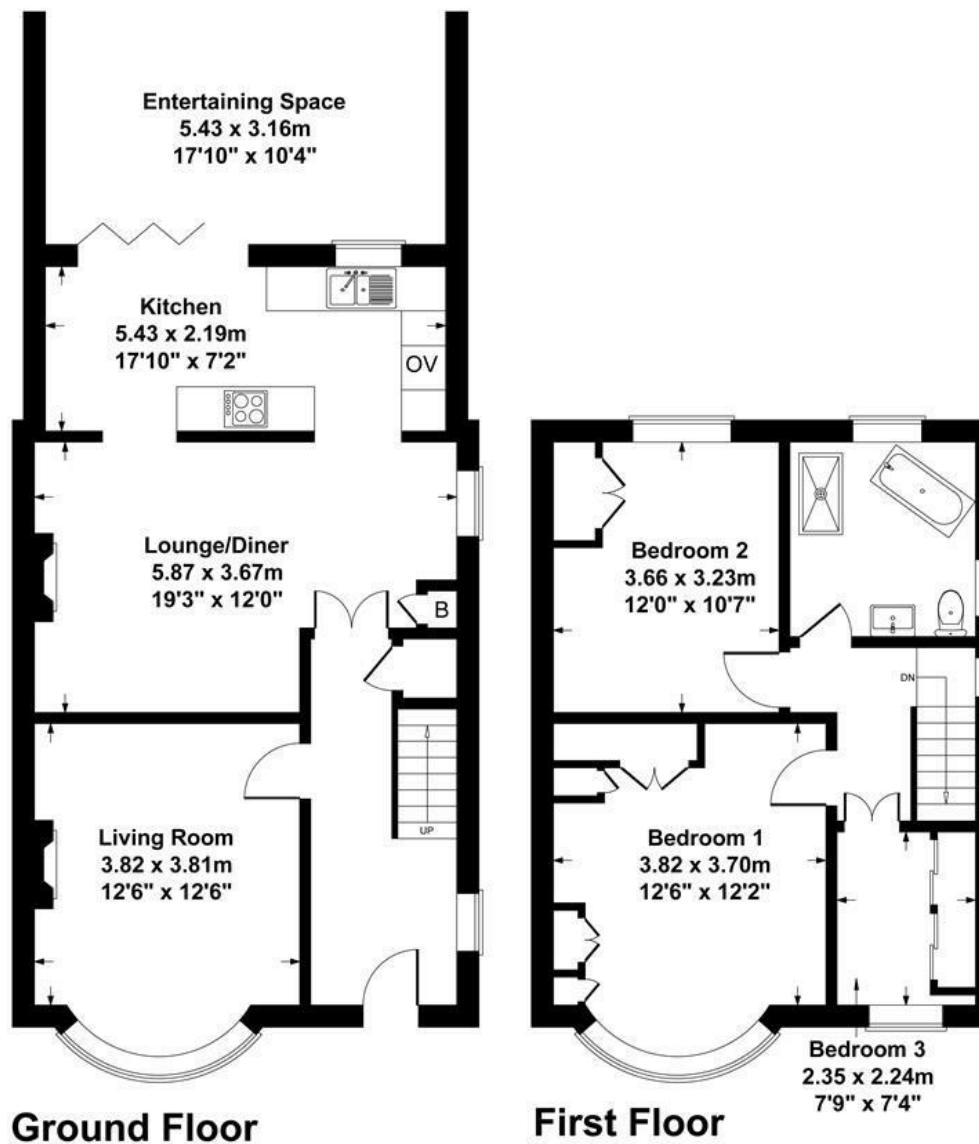


**101 BARNWOOD AVENUE, GLOUCESTER, GL4 3AG**

**OFFERS IN EXCESS OF £425,000**



Approximate Gross Internal Area  
 Main House - 103 sq. metres (1109 sq. feet)  
 (Excluding Entertaining Space)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
64		70	
England & Wales			EU Directive 2002/91/EC



Quite simply a stunning interior designed and extended semi-detached family home found in this very popular location. The property has very bespoke décor and I'm sure that anyone who views with immediately fall in love with this property. The accommodation offers spacious entrance hall, living room with bay window, dining room open to family sitting room both rooms having open access to the stunning kitchen fitted with marble worktops, butler sink with Quooker tap (hot, cold and sparkling water) and with skylight. There are double glazed doors leading out to the external entertaining area – a solid structure with roof and roof light, power, light and heating. A superb space to enjoy the garden in the summer and cosy family space in the winter, there are weighted curtains at the opening, but subject to planning permission door could be fitted if one required. On the first floor from the landing is access to the opulent bathroom with stand alone bath, separate shower cubicle, wall mounted basin and wc, there are three bedrooms, two doubles both with fitted wardrobes/storage and a single – the single has a fitted wardrobe and is currently used as a study. There is a large driveway to the front, pedestrian side access leads to the large rear garden with patio and lawn. Other benefits include gas central heating (recent years boiler) and double glazing with some feature leaded light windows



