



## 117 Barnwood Avenue

Barnwood, Gloucester, GL4 3AG

**Offers in excess of £360,000**



We are delighted to welcome to the market this exquisitely appointed three-bedroom family home, perfectly positioned at the end of a tranquil and highly sought-after cul-de-sac in Barnwood. Offering an abundance of natural light and generous living accommodation, this much-loved property is an ideal fit for any growing family. The ground floor provides superb living space throughout, comprising an entrance porch, welcoming hallway, two reception rooms, a modern kitchen, utility room, and a bright conservatory. Upstairs, you will find three well-proportioned bedrooms along with a family bathroom.



### Entrance

Approached via Upvc double glazed front door, Upvc double glazed windows to front & side, Upvc double glazed door through to hallway.

### Hallway

Radiator, power points, stairs leading to first floor with under stairs storage, doors to lounge & kitchen.

### Lounge

Upvc double glazed windows to front, radiator, television point, power point, gas fire place.

### Kitchen

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate induction hob & hood, built in dishwasher, laminate flooring, power points, door to utility & dining room.

### Dining Room

Upvc double glazed bi fold doors to rear, radiator, power points, laminate flooring, door through to:

### Conservatory

Upvc double glazed sliding doors to rear, Upvc double glazed windows throughout, radiator, power points, recessed down lights, laminate flooring.

### Utility Room

Upvc double glazed windows to front, Upvc double glazed door to side & also rear, eye & base level units with roll edge work tops, sink/drain, space for appliances, radiator.

### First Floor Landing

Upvc double glazed windows to side, access to loft via hatch, power point, doors to all rooms.

### Bedroom 1

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

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

Upvc double glazed windows to front, panelled bath with shower over, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

### Rear Garden

An enclosed garden which is partly paved, mainly laid to lawn with gated side access.

### Garage

Electric up & over door, power & lighting. Access to cloakroom.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band C

### Awaiting Vendor Approval

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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