



7 Colin Road, Barnwood GL4 3JL
£360,000



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• Three bedroom semi-detached property • Ample off road parking • Private and enclosed rear garden • Immaculately presented throughout • Sociable kitchen dining room • Situated in the popular suburb of Hucclecote • Within walking distance to local amenities • Good transport links to both Gloucester and Cheltenham • EPC E47 • Tax Band C - Gloucester City Council - £1,990.01 per annum (2025/26)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Entrance Hall

Stepping into the property, the entrance hall provides access to the living room, kitchen dining room and stairs to the first floor.

Living Room

Deceptively spacious, the living room is a great size and benefits from a bay style window to the front aspect. Feature wood burner with stone hearth.

Kitchen Dining Room

The kitchen dining room benefits from being a sociable space and offers French doors that open to the patio area. The kitchen provides ample storage in a range of floor and eye-level units accompanied by integrated appliances to include

First Floor Landing

UPVC double-glazed window to the side, loft access via hatch, and doors to all rooms.

Master Bedroom

Features a UPVC double-glazed bay window to the front and radiator.

Second Bedroom

UPVC double-glazed window to the rear and built-in wardrobes.

Third Bedroom

UPVC double-glazed window to the front and radiator.

Bathroom

Fitted with a UPVC double-glazed frosted window to the rear, shower cubicle, panelled bath, low-level WC, pedestal wash basin, radiator, and partly tiled walls.

Outside

To the front of the property is a large block paved driveway providing off road parking for several vehicles and access to the front of the garage. The rear garden is larger than average and features a paved patio area and level lawned area.

Location

Located in the popular suburb of Barnwood. Various local amenities include the schools, Barnwood Primary and Hillview primary as well as access to several secondary and grammar schools being located within the city. A short distance from access to the M5 provides ideal links to Cheltenham, Cirencester, and Bristol, whilst a direct line to London Paddington can be located at Gloucester Station. The immediate locality offers various walks and open spaces within arguably one of Gloucester's most desirable established residential areas.

Material Information

Tenure: Freehold.

Council Tax band: C

Local authority and rates: Gloucester City Council - £1,990.01 per annum (2025/26)

Electricity supply: Mains

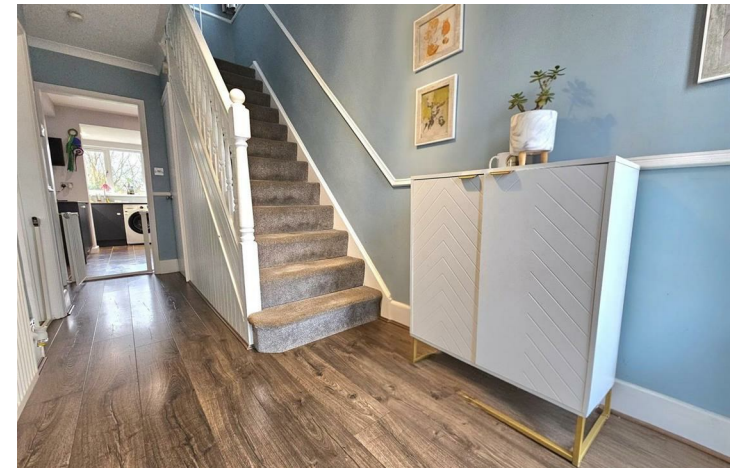
Water supply: Mains

Sewerage: Mains

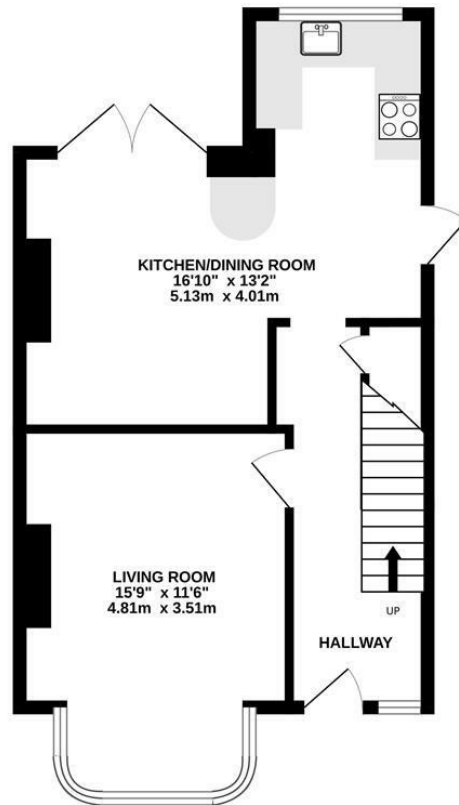
Heating: Gas Central

Broadband speed: Standard 17 Mbps, Superfast 61 Mbps and Ultrafast 1000 Mbps

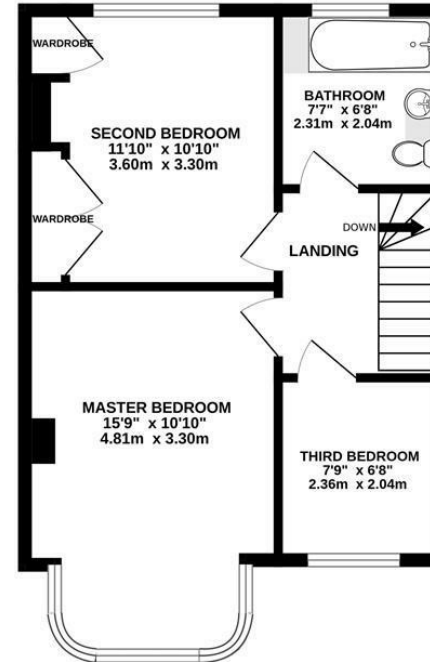
Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely) and Three (Likely).



GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

