



**77 Barnwood Avenue, Barnwood GL4 3AG**

**£350,000**



# 77 Barnwood Avenue, Barnwood GL4 3AG



- Situated in the popular suburb of Barnwood
- Three bedroom semi-detached family home
- Generously sized private and enclosed rear garden
- Extension to the rear
- Ample off road parking
- Within walking distance to local amenities
- Good transport links to Gloucester and Cheltenham
- Versatile living accommodation
- EPC D63
- Tax Band C - Gloucester City Council - £2,087.26 per annum (2026/27)

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£350,000**

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## Porch

Stepping into the property, the porch is a great space for coats, shoes and such like.

## Hallway

The hallway provides access to the kitchen, snug and stairs to the first floor.

## Kitchen

Ample storage in a range of floor and eye level units accompanied by space for fridge freezer, oven and plumbing for washing machine and dishwasher.

## Family / Dining Room

Extended by the previous owner, this room is a versatile space and benefits from ample natural light from the windows and French doors that open to the outside patio.

## Snug

Also a flexible space, the snug can be used as an additional reception room, dining room, play room or such like.

## Living Room

A great size, this room benefits from a bay style window to the front aspect and a feature electric fireplace.

## Landing

Provides access to three bedrooms and bathroom. window to side aspect.

## Master Bedroom

Large double bedroom with bay style window to front aspect.

## Second Bedroom

Double bedroom with window to the rear aspect overlooking the back garden.

## Third Bedroom

Window to front aspect.

## Bathroom

Stylish tiled bathroom suite comprising WC, vanity unit with mixer tap, bath and shower enclosure with frosted window. Additional frosted window to the rear aspect. Underfloor heating.

## Outside

To the front, the property benefits from a driveway providing parking for multiple vehicles. Accessed via the side gate, the back garden is a great size and benefits from being a combination of lawned and patio areas accompanied by a variety of bushes, flower and a shed.

## Outbuilding

Additional storage space with power and lighting.

## 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 - £2,087.26 per annum (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

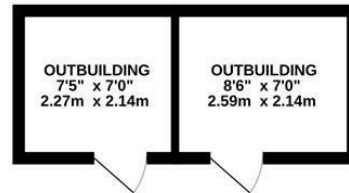
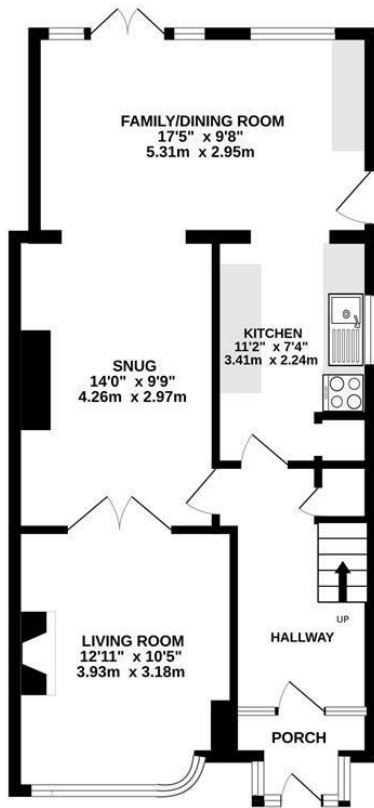
Heating: Gas Central

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

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



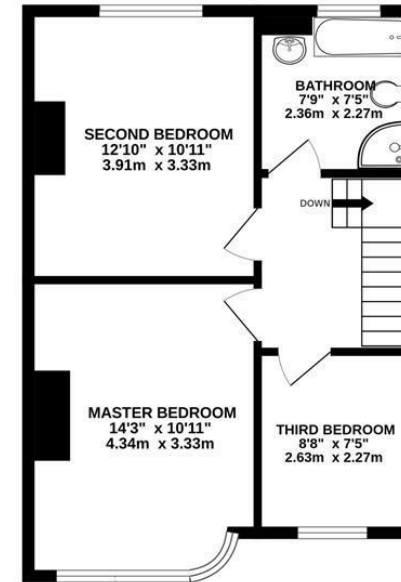
GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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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1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



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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.

