



127 Barnwood Avenue, Gloucester, GL4 3AQ

Asking Price £365,000

Recently modernised semi-detached family home is a true gem. Commanding a generous plot, the property exudes character and charm, making it an ideal choice for families seeking both comfort and style.

Upon entering, you are welcomed into a spacious entrance hall that leads to a stunning open-plan fitted kitchen, dining, and family room. This inviting space is designed with flexibility in mind, perfect for entertaining or enjoying family time. The room is bathed in natural sunlight, enhanced by a delightful wood-burning fire that adds warmth and character to the home.

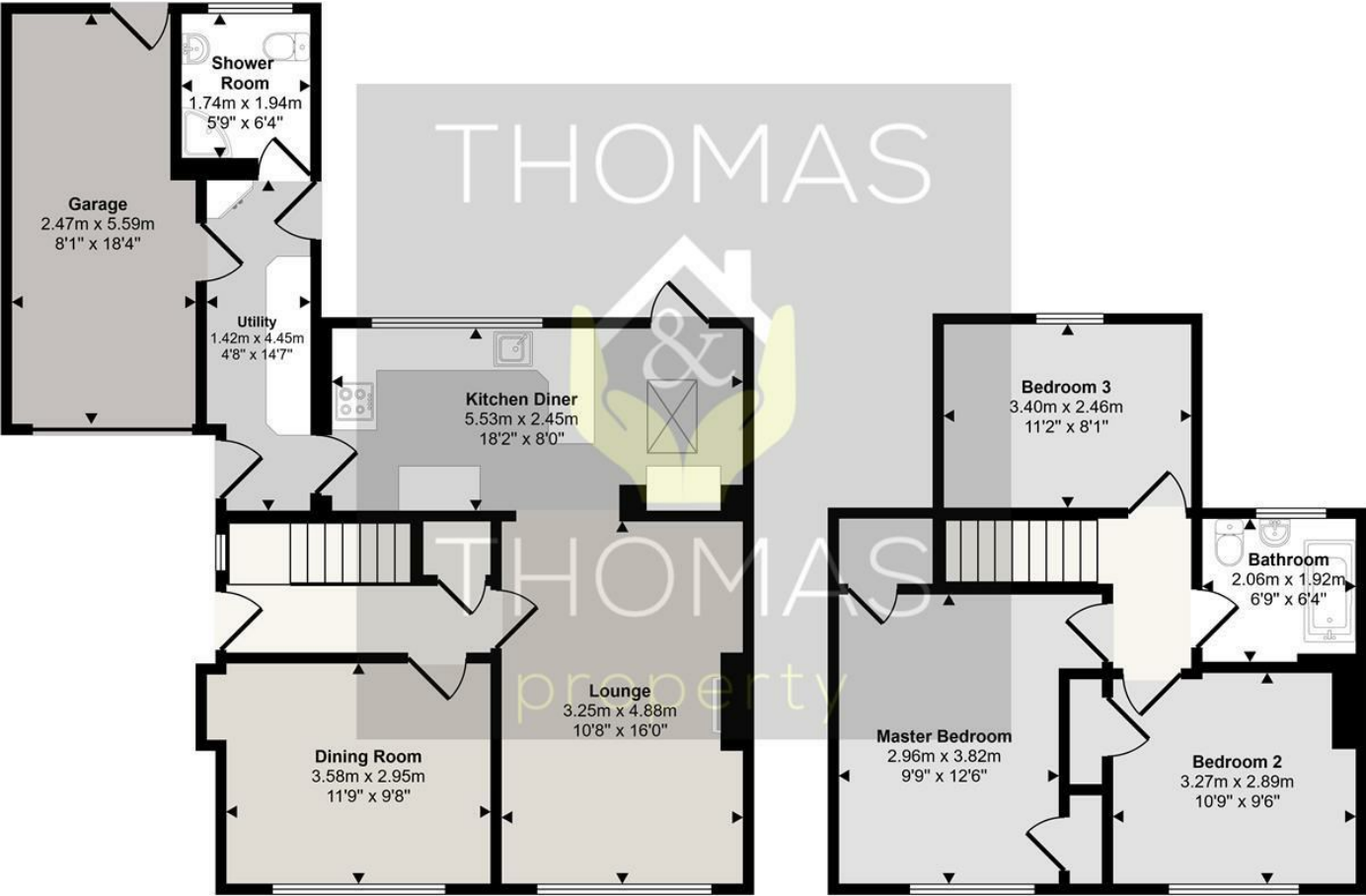
The property boasts three generously sized double bedrooms, each offering ample space and comfort. These rooms are serviced by a modern fitted family bathroom, ensuring convenience for all family members.

Outside, the home features a driveway that provides easy access and leads to a good-sized garage, complete with a personal door. This space is perfect for storing tools or pursuing your latest hobbies. The enclosed, mature garden is a private oasis, well-stocked with plants, making it an ideal spot for relaxation or outdoor activities.

This beautiful home on Barnwood Avenue is not just a property; it is a lifestyle choice, offering a perfect blend of modern living and traditional charm. It is a must-see for anyone looking to settle in a vibrant community.

- Semi detached recently modernised characterful family home.
- Open plan through fitted kitchen/ breakfast - family room.
- Three double bedrooms
- Modern fitted bathroom & separate modern fitted shower room.
- Driveway parking leading to garage with personal door.
- Enclosed mature private gardens.

Approx Gross Internal Area
116 sq m / 1246 sq ft



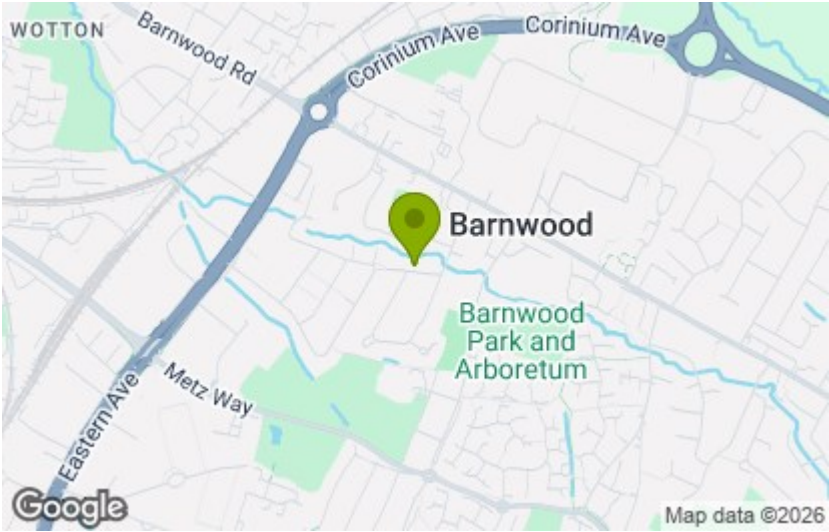
Ground Floor
Approx 73 sq m / 782 sq ft

First Floor
Approx 43 sq m / 465 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		
England & Wales	66	75
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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