



R B WALTERS
ESTATE AGENTS



R B WALTERS
ESTATE AGENTS

*Barnwood Avenue, Barnwood, Gloucester,
Gloucestershire, GL4 3AJ.*

£350,000

Significantly extended to the rear to provide exceptionally spacious ground floor accommodation, this well-presented property is located close to Barnwood Park school and the Arboretum.

Situated in a quiet residential area which is convenient for all local amenities as well as good schools, recreational activities and for access to the city centre, train station and hospital this semi-detached house provides well-proportioned accommodation with superb ground floor living space.

The accommodation comprises a large open plan kitchen/dining room, separate lounge and then further reception room which makes for an ideal family room or playroom or a large enough home working space to accommodate several people. There is also a ground floor WC. Upstairs there are three bedrooms and a family bathroom.

Outside the rear garden is particularly private with a good sized decked area ideal for entertaining and a pleasant patio in which to sit and relax. There is ample parking off the road at the front.

Services

Mains Gas Central Heating

Mains Electric Mains Water (metered)

Mains Drainage

Fibre Broadband to the Cabinet Available

Entrance Hall

WC

3' 11" x 3' 1" (1.19m x 0.94m)

Living Room

12' 9" x 11' 10" (3.88m x 3.60m)

Kitchen/Diner

17' 6" x 12' 5" (5.33m x 3.78m)

Reception Room

21' 5" x 11' 4" (6.52m x 3.45m)

First Floor Landing

Bedroom

15' 0" x 9' 11" (4.57m x 3.02m)

Bedroom

12' 4" x 11' 10" (3.76m x 3.60m)





Bedroom
7' 11" x 7' 8" (2.41m x 2.34m)

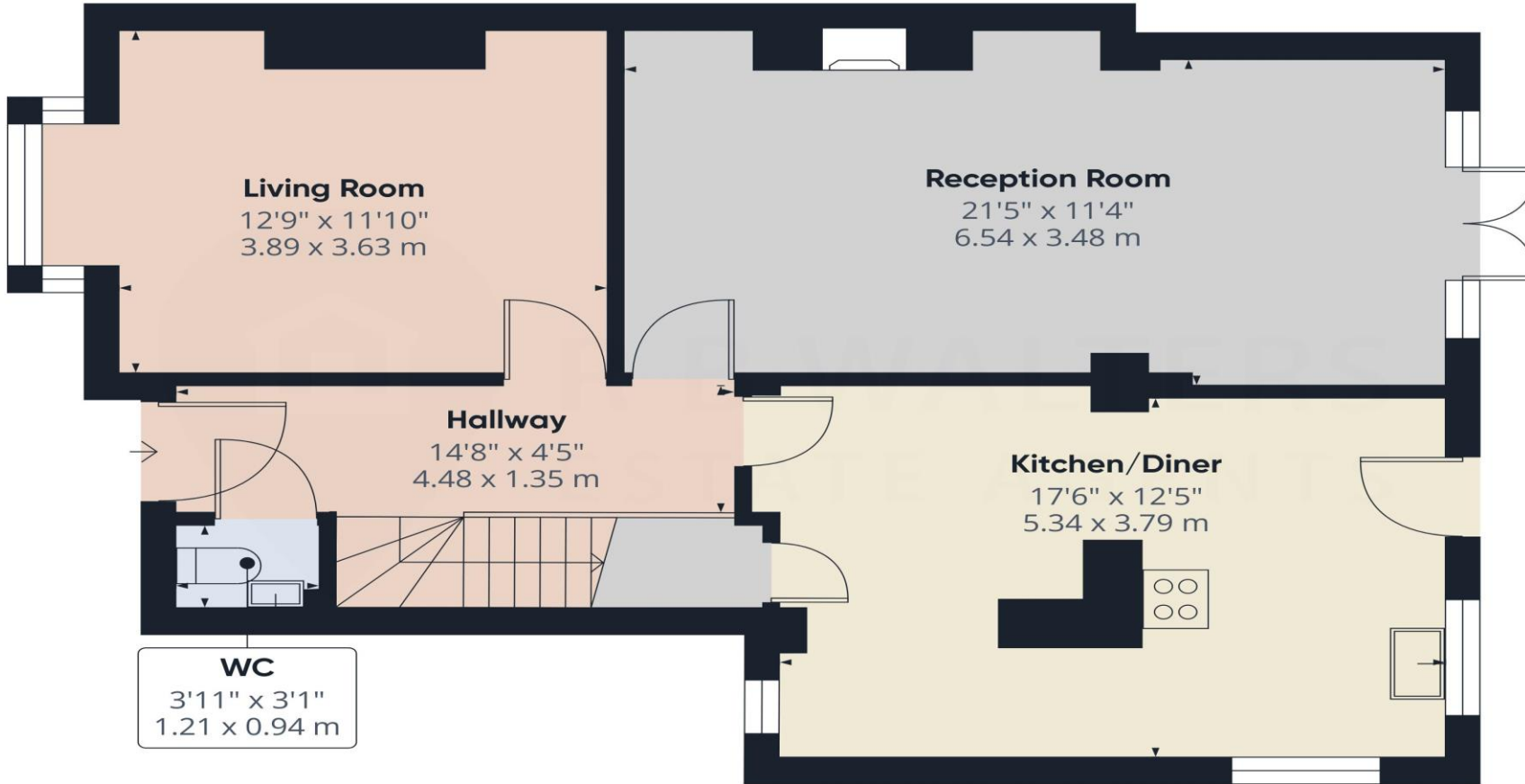
Bathroom
7' 6" x 5' 10" (2.28m x 1.78m)

Outside

Driveway Parking

Rear Garden





Ground Floor

Approximate total area⁽¹⁾
728 ft²
67.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360