



81 Greenways, Gloucester, GL4 3SA

£235,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

A fantastic opportunity for first-time buyers or buy-to-let investors, this well-presented two-bedroom home is situated in the popular Barnwood area of Gloucester and benefits from off-road parking for two vehicles.

The ground floor opens into an entrance hallway with a convenient cloakroom, before leading through to a spacious kitchen with plenty of room for dining. To the rear is a comfortable living room, with French doors allowing plenty of natural light and providing direct access to the garden.

Upstairs, the property offers two well-proportioned bedrooms alongside a modern family bathroom. The layout makes excellent use of the available space, providing practical and comfortable accommodation throughout.

Outside, the low-maintenance rear garden is predominantly paved and gravelled, creating an ideal space for outdoor seating and entertaining without the upkeep of a traditional lawn. Gated access leads from the garden, while two allocated off-road parking spaces complete the property.

Barnwood remains a popular and well-connected location, offering convenient access to local amenities, Gloucester city centre and major transport links. Whether you are looking to take your first step onto the property ladder or add a promising home to an investment portfolio, early viewing is highly recommended.

Agents Note.

Freehold

EPC Rating: B81

Gloucester Council Band: B

Mains Gas, Electric and Water are connected.

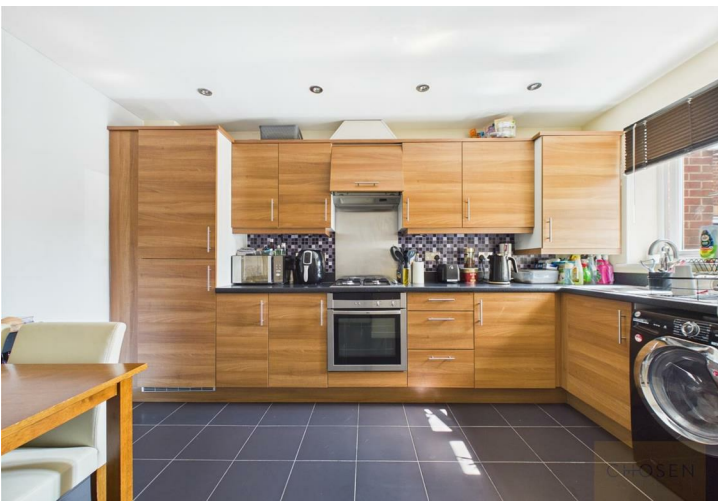
Fibre Broadband is available in the area.

Flood Risk: Very Low

- Lovely Two Bedroom Mid-Terrace Home
- Two Off Road Parking Spaces
- Low Maintenance, Enclosed Rear Garden
- EPC Rating: B81
- Perfect First Time Purchase Or Buy To Let Investment
- Popular No Through Road
- Downstairs WC And Upstairs Bathroom
- Council Tax Band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(69-80) C		
(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 	





Floor 0



Floor 1

Approximate total area^m

629 ft²

Reduced headroom

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

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