



161 Barnwood Road, Gloucester

Guide Price £220,000

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161 Barnwood Road

Gloucester, Gloucester

Built sometime around 1870, this charming two bedroom property has attractive period features throughout while maintaining modern practicality.

The front door opens into a hallway and leads through to the front room which benefits from acoustic glass. To the rear is a good sized dining room, a modern fitted kitchen and cloakroom.

Stairs lead to the first floor landing with two good sized double bedrooms facing opposite aspects of the property. Accessed via the second bedroom, the bathroom is fitted with WC, basin and shower.

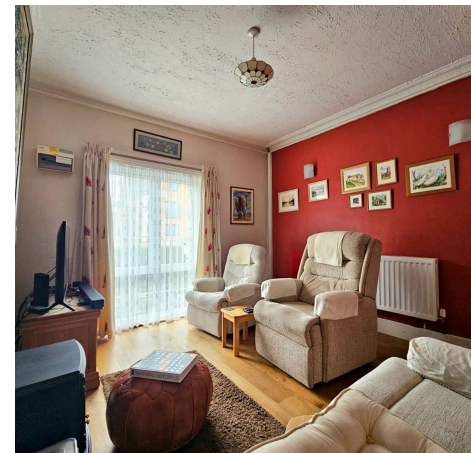
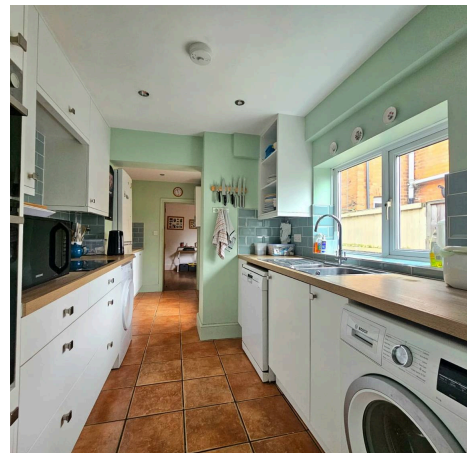
Externally the rear garden is very pleasant with areas of seating and patio.

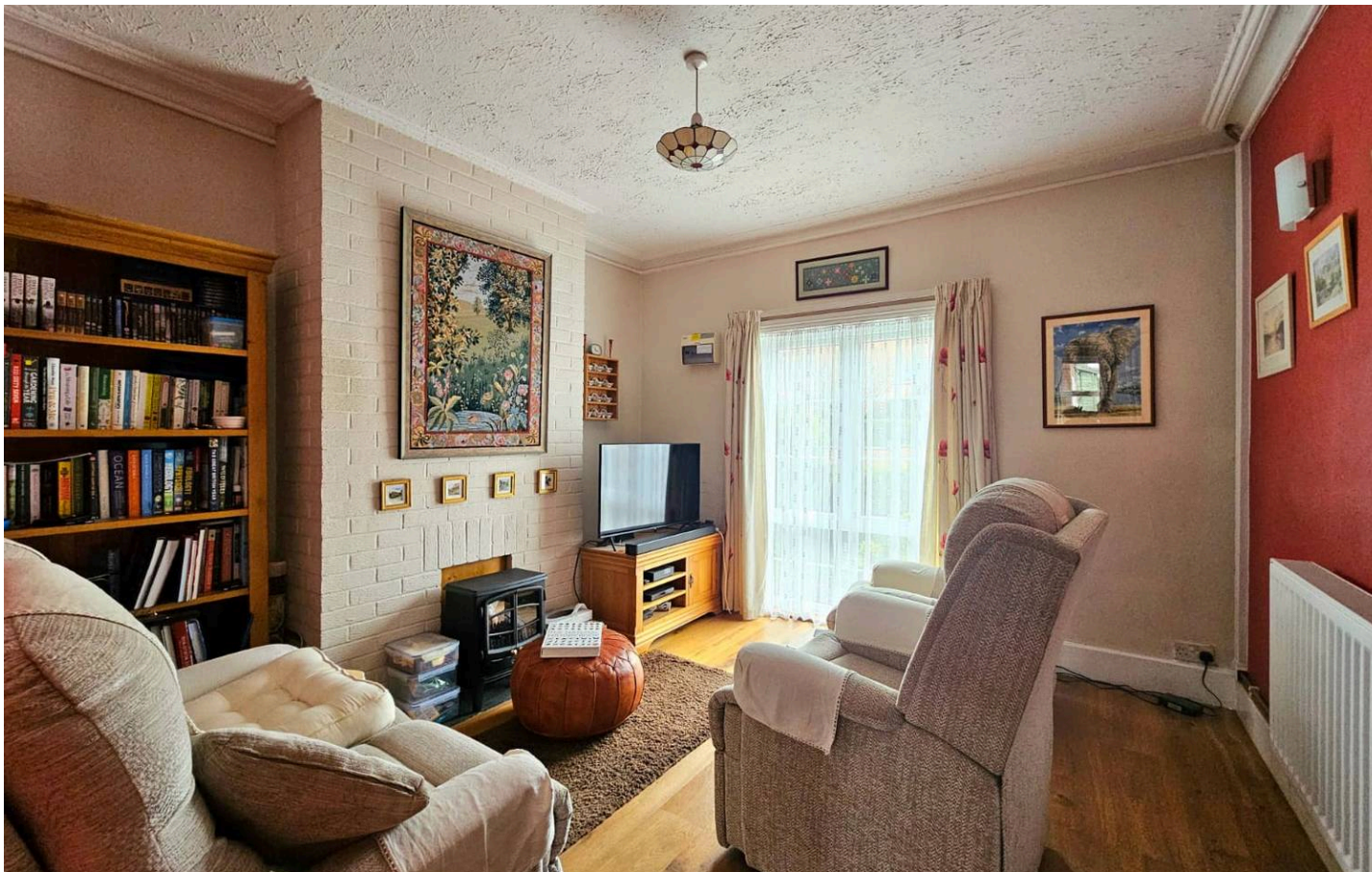
This delightful property is well located on Barnwood Road with excellent local amenities and regular bus links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

5' 5" x 12' 0" (1.66m x 3.65m)

Upvc front door with frosted double glazed window. Stairs to first floor landing. Radiator. Tiled flooring. Understairs storage.

Living Room

12' 0" x 12' 0" (3.65m x 3.65m)

Large double glazed acoustic window to front. Radiator. Engineered oak flooring.

Dining Room

11' 5" x 12' 0" (3.47m x 3.65m)

Double glazed window to rear. Radiator. Insulated engineered oak flooring.

Kitchen

17' 2" x 7' 5" (5.24m x 2.27m)

A modern kitchen with a good range of wall, base and drawer units. Laminate worktop. Stainless steel double sink with draining board and mixer tap. Two double glazed windows to side. Fitted double oven. Fitted induction hob. Combi boiler. Radiator. Tiled flooring. Part tiled walls.

Hallway

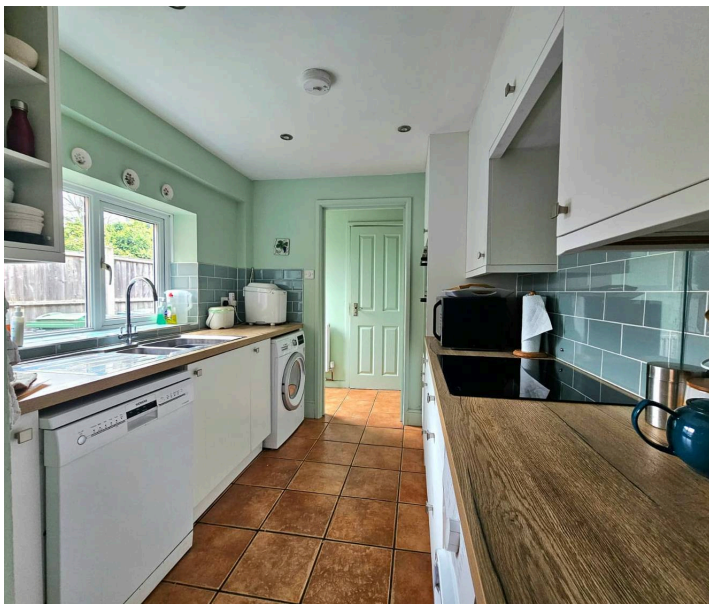
2' 11" x 8' 3" (0.89m x 2.51m)

Upvc door with frosted window to side. Radiator. Tiled flooring.

Cloakroom

3' 0" x 7' 6" (0.91m x 2.29m)

Frosted double glazed window to rear. WC. Basin. Heated towel rail. Tiled flooring.



First Floor Landing

5' 6" x 12' 0" (1.67m x 3.65m)

Frosted double glazed window to side. Carpet. Radiator. Access to loft via hatch.

Bedroom One

12' 0" x 12' 0" (3.65m x 3.65m)

Spacious double bedroom. Double glazed acoustic window to front. Carpet. Radiator.

Bedroom Two

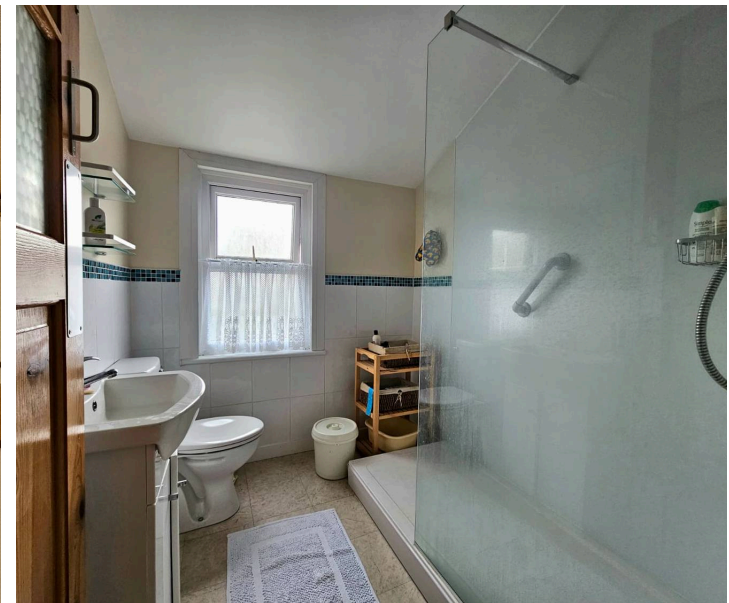
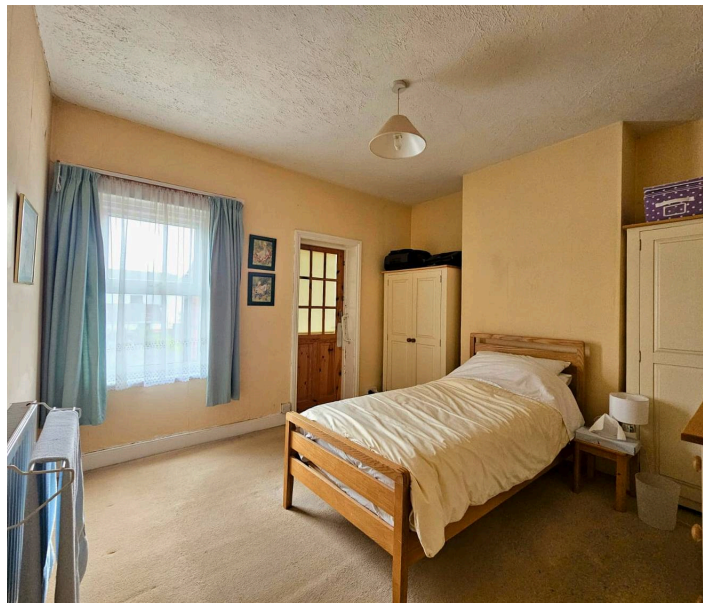
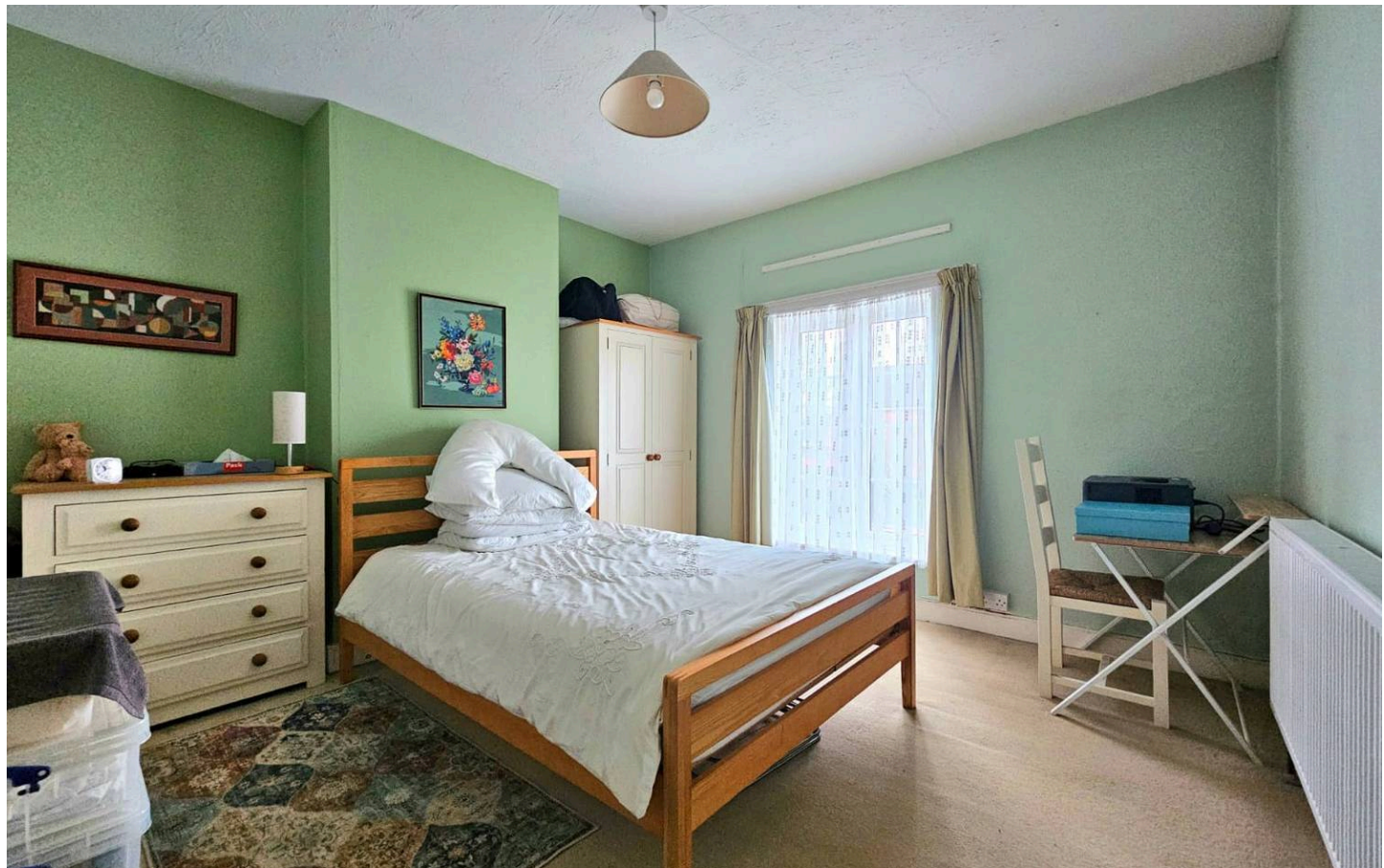
11' 5" x 12' 0" (3.48m x 3.65m)

Double glazed window to rear. Carpet. Radiator. Door to bathroom.

Bathroom

7' 5" x 6' 4" (2.26m x 1.94m)

Frosted double glazed window to rear. WC. Basin with cupboard under. Shower. Heated towel rail. Part tiled walls. Vinyl flooring.



Rear Garden

A very pleasant rear garden with areas for seating and raised beds with planting. Pergola. Potting shed. Water feature. Fence and hedge surround. Outside tap. Side access.

Front Garden

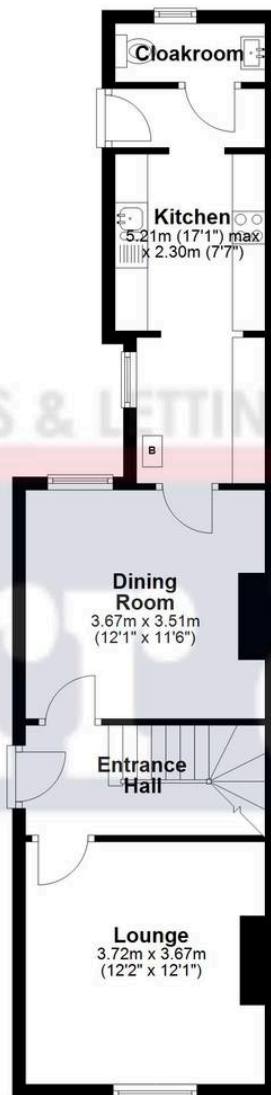
Attractive front garden. Mature plants and raised beds. Hedge surround.





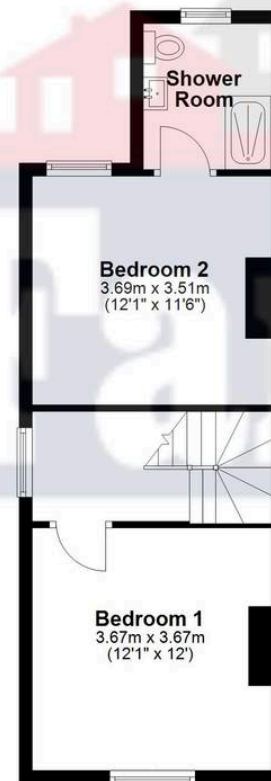
Ground Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



Total area: approx. 87.0 sq. metres (936.6 sq. feet)

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