



R B WALTERS
ESTATE AGENTS



R B WALTERS
ESTATE AGENTS

*Barnwood Road, Barnwood, Gloucester,
Gloucestershire, GL4 3JW.*

£800,000

Whether you're looking for a large family home, separate living areas, or even a guest house or business venture, this remarkable semi-detached residence could be the perfect match for your needs. Boasting over 3,000 sq ft of beautifully designed, flexible living space, this home offers character and charm across four floors, each with its own bathroom and you'll find two fully equipped kitchens, allowing for easy multi-generational living. With spacious rooms and a layout that encourages creativity, the opportunities here are limitless. Whether you're interested in creating separate living quarters, expanding your family's comfort, or exploring the potential for an income-generating property, this home is ready to make your vision come to life. Words alone can't capture the full appeal of this unique property – contact us today to arrange a viewing and unlock the possibilities that await you. Services Mains Gas Central Heating Mains Electric Mains Water (not metered) Mains Drainage Ultrafast Broadband Available

GROUND FLOOR

Hallway

Living Room

15' 2" x 14' 9" (4.62m x 4.49m)

Sitting Room

15' 1" x 14' 10" (4.59m x 4.52m)

Dining Room

12' 4" x 12' 2" (3.76m x 3.71m)

Kitchen

11' 9" x 8' 6" (3.58m x 2.59m)

Utility Room

8' 9" x 6' 10" (2.66m x 2.08m)

Bathroom

LOWER GROUND FLOOR

Bedroom

14' 5" x 14' 0" (4.39m x 4.26m)

Bedroom

14' 5" x 14' 0" (4.39m x 4.26m)

Bathroom

FIRST FLOOR





Bedroom

14' 11" x 14' 9" (4.54m x 4.49m)

Bedroom

14' 11" x 12' 6" (4.54m x 3.81m)

Bedroom

12' 4" x 12' 3" (3.76m x 3.73m)

Kitchen

12' 3" x 11' 8" (3.73m x 3.55m)

Bathroom

SECOND FLOOR

Bedroom

15' 1" x 14' 8" (4.59m x 4.47m)

Bedroom

15' 2" x 13' 6" (4.64m x 4.12m)

Bedroom

12' 4" x 8' 9" (3.76m x 2.68m)

Bedroom

12' 3" x 7' 10" (3.75m x 2.41m)

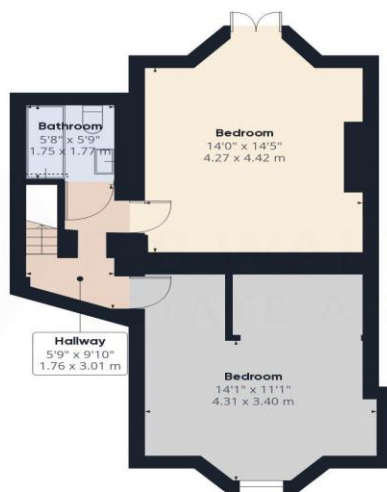
Bathroom

OUTSIDE

Driveway Parking for 3 Cars

Large Rear Garden





Floor -1



Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

3030.03 ft²
281.5 m²

Reduced headroom

355.42 ft²
3.07 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

R B Walters Estate Agents Office
Tel: 01452 260993

Suite 8 The Business Centre Innsworth Technology Park Gloucester GL3 1DL
enquiries@rbwalters.co.uk
www.rbwaltersstateagents.co.uk