



313 Barton Street

Gloucester, GL1 4JE

£220,000



If you are searching for a property with fantastic potential to put your own stamp on, then look no further. This attractive double-fronted red brick detached home offers an abundance of internal space, making it ideal for buyers looking to create their perfect family home.

A rare advantage for this style of property is the benefit of off-road parking and a garage, adding both convenience and practicality.

Offered to the market with no onward chain, this is a superb opportunity not to be missed — early viewing is highly recommended.



Entrance Hallway

Accessed via front door, glazed window to rear, stairs leading to first floor landing, doors to both reception rooms, cloakroom & breakfast room.

Lounge

Glazed bay window to front, two radiators, power points.

Dining Room

Glazed bay window to front, radiator, power points.

Cloakroom

Glazed window to rear, low level wc.

Breakfast Room

Glazed window to side, radiator, door too:

Kitchen

Glazed windows to both side & front, eye & base level units with roll edge work tops, cooker point, space for appliances.

Ground Floor Bathroom

Glazed windows to side, panelled bath, pedestal wash hand basin,

First Floor Landing

Glazed windows to both front & rear, doors to all rooms.

Bedroom One

Glazed windows to front, radiator, power points.

Bedroom Two

Glazed windows to front, radiator, power points.

Bedroom Three

Glazed windows to side, radiator, power points.

Dressing Room

Glazed windows to rear, radiator, power points.

Rear Garden

An enclosed area which is mainly paved.

Garage

Up & over door.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band B

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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		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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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