



3 St. Barnabas Close

, Gloucester, GL1 5LH

Offers over £365,000



Situated in a peaceful no-through road, this three bedroom link-detached property occupies a generous plot and offers versatile living accommodation across two floors.

The ground floor comprises an entrance hall, spacious lounge/diner, a modern recently fitted kitchen/diner, utility room, shower room, and a ground floor bedroom — ideal for flexible family living or guest accommodation.

Upstairs, the property offers two double bedrooms and a convenient WC.

Further benefits include UPVC double glazing throughout and gas central heating.

Externally, to the front we have a driveway providing off-road parking for **FOUR VEHICLES**. To the rear, there is a good-sized enclosed garden with a south-easterly aspect with a **LARGE** detached outbuilding.



Entrance

Accessed via Upvc double glazed front door, open way leading directly into the garage, door through too:

Hallway

Stairs leading to first floor, with under stairs storage space, doors leading to kitchen/diner, lounge, bathroom, utility & bedroom 3.

Lounge

Upvc double glazed french doors to rear, television point, radiator, power points.

Open Plan Kitchen/Diner

Upvc double glazed windows to both side & rear, Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drain, electric oven with separate induction hob & hood, space for appliances, radiator, power points, partly tiled walls.

Utility Room

Upvc double glazed window to front, base level units with roll edge work tops, plumbing for washing machine & tumble dryer, wall mounted combination boiler,

Bathroom

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail.

Bedroom 3

Upvc double glazed windows to front, radiator, power points.

First Floor Landing

Two storage cupboards, doors to bedrooms 1,2 & cloakroom.

Bedroom 1

Upvc double glazed windows to rear, radiator, power points, storage cupboard.

Bedroom 2

Upvc double glazed windows to front, radiator, power points, storage cupboard.

Cloakroom

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin.

Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, large outbuilding, gated side access.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

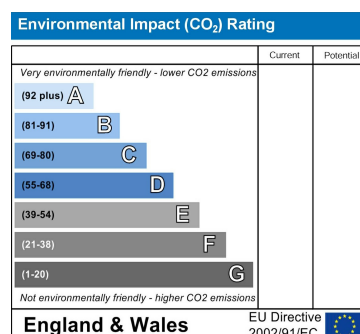
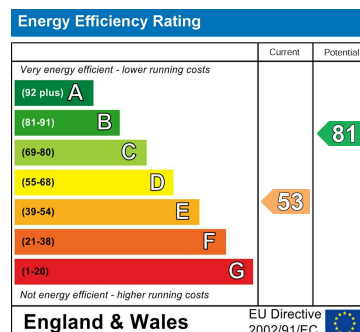
Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band C

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

