



95 Wells Road, Barnwood, Gloucester, GL4 3AN
£225,000

Farr & Farr

Sales & Lettings

95 Wells Road

Barnwood, Gloucester

A SURPRISINGLY SPACIOUS TWO/THREE BEDROOM TERRACED HOUSE IN A QUIET BUT CONVENIENT LOCATION

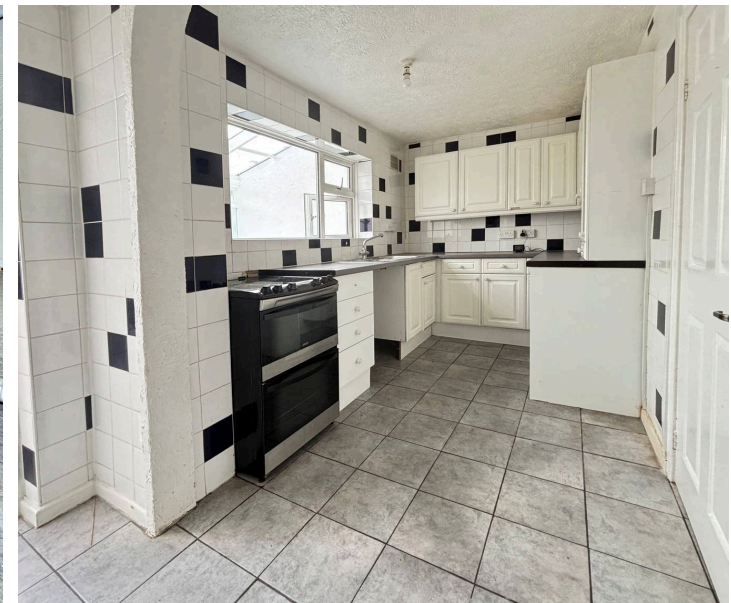
Wells Road is situated in a quiet residential position just off York Road and Eastern Avenue approximately 1 mile to the South East of Gloucester city Centre. Many local facilities are close by. Access to the Southern ring road with its fast routes to the M5 and Cheltenham is only a very short drive

The property, built originally as a three bedroom's has been converted to 2 but could easily be reconfigured. To the ground floor there is a good size sitting room as well as a kitchen and the addition of a conservatory. It is heated by gas, has double glazing throughout and to the exterior, ample parking to the front with space for up to 4 cars and enclosed rear gardens with gated pedestrian rear access.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:





ENTRANCE PORCH

UPVC double glazed front door and shelving to either side with glazed door to:-

ENTRANCE HALL

Radiator. Staircase to landing.

LOUNGE/DINER

16' 2" x 12' 6" (4.93m x 3.81m)

Electric fire. Boxed radiator. Cable points. Second double radiator. Understairs cupboard. Door to:-

KITCHEN

15' 10" x 7' 1" (4.83m x 2.16m)

Inset one and a half bowl stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units. Fully tiled walls. Tiled floor. Plumbing for washing machine. Cooker control panel. Deep understairs shelved pantry. Door to:-

CONSERVATORY

13' 0" x 6' 6" (3.96m x 1.98m)

Plumbing for washing machine. Glazed double doors to terrace and garden.

FIRST FLOOR

LANDING

Access to loft with retractable ladder. Wardrobe cupboard. Cupboard with lagged copper cylinder and shelving.

BEDROOM 1

16' 0" x 10' 0" (4.88m x 3.05m)

Originally bedrooms two and three. Two windows. Two radiators. TV point.

BEDROOM 2

11' 5" x 9' 3" (3.48m x 2.82m)

Radiator.

BATHROOM

White suite of panelled bath with Mira Electric shower. Pedestal wash hand basin. Low-level WC. Radiator. Fully tiled walls. Tiled floor.



FRONT GARDEN

Front garden is laid to brick pavia drive with parking for 3 plus cars.

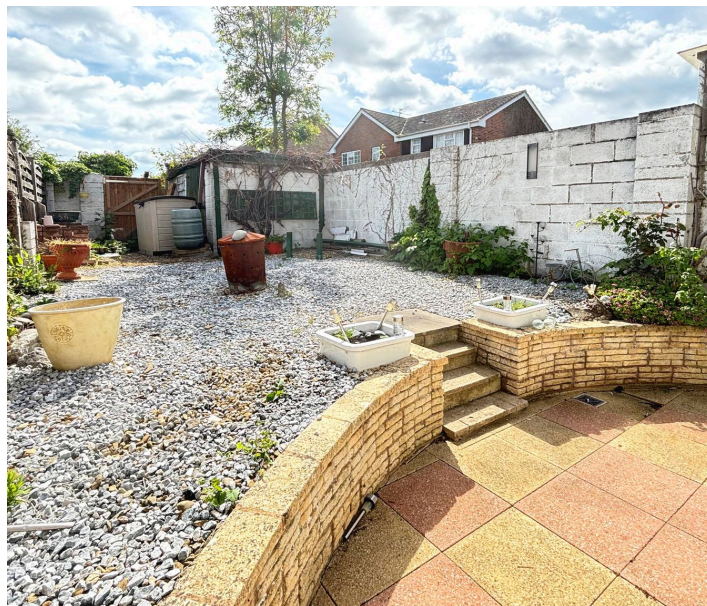
REAR GARDEN

Predominantly laid to Paving and gravel for ease of maintenance with walling to three sides. Good sized garden store. Gated rear access.

DRIVEWAY

3 Parking Spaces

Parking for 3 plus cars.





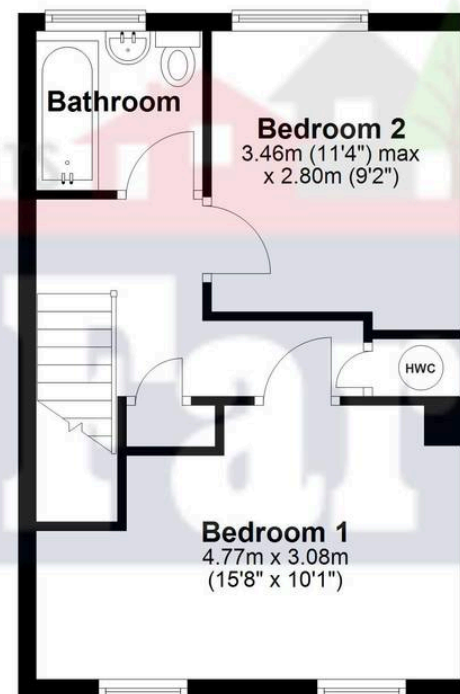
Ground Floor

Approx. 45.5 sq. metres (490.2 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Total area: approx. 80.4 sq. metres (864.9 sq. feet)

Farr & Farr

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