



7 Colin Road

Barnwood, Gloucester, GL4 3JL

Offers in excess of £365,000



We are delighted to welcome to the open market this beautifully presented, spacious semi-detached family home, situated in a highly popular location in Barnwood.

The property boasts a bay fronted façade, a large rear garden, and an open-plan kitchen/diner – perfect for modern family living. Additional highlights include ample off-road parking, generous living space throughout, and a charming, much-loved interior.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, stairs leading to first floor, laminate flooring, doors to lounge & open plan kitchen/diner.

Lounge

Upvc double glazed bay window to front with fitted blinds, power points, television point, log burner.

Open Plan Kitchen/Diner

Upvc double glazed windows to rear & Upvc double glazed french doors to rear & single door to side, sink/drainage, electric double oven with separate induction hob & hood, built in microwave, space for further appliances, recessed down lights, partly tiled walls, radiator.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, doors to all rooms.

Bedroom 1

Upvc double glazed bay window to front, radiator, power points.

Bedroom 2

Upvc double glazed windows to rear, built in storage.

Bedroom 3

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

Bathroom

Upvc double glazed frosted window to rear, shower cubicle, panelled bath, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Rear Garden

An enclosed area which is partly paved with an area laid to lawn.

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.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 47 |
| (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 |

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.

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