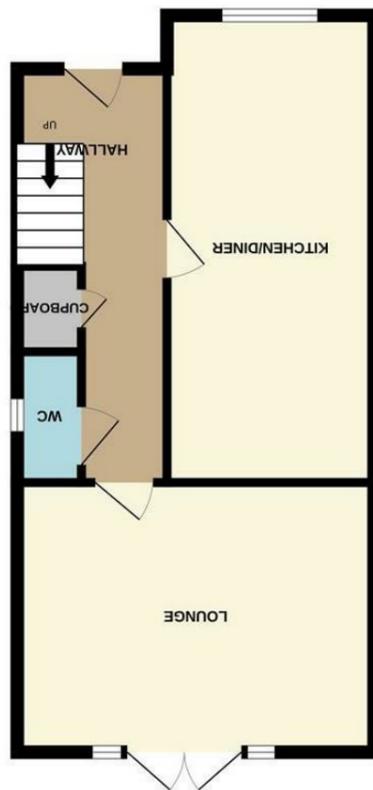
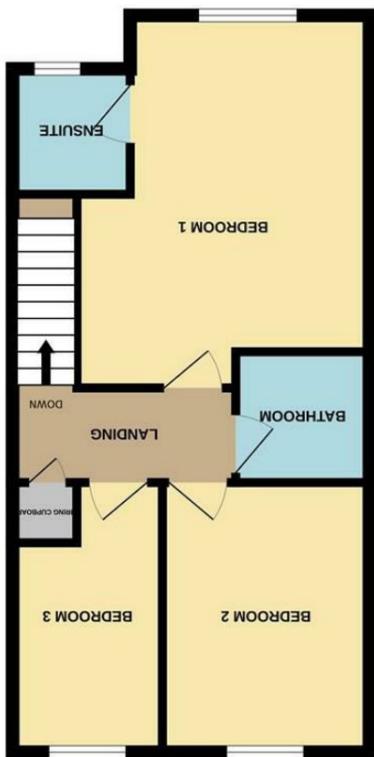
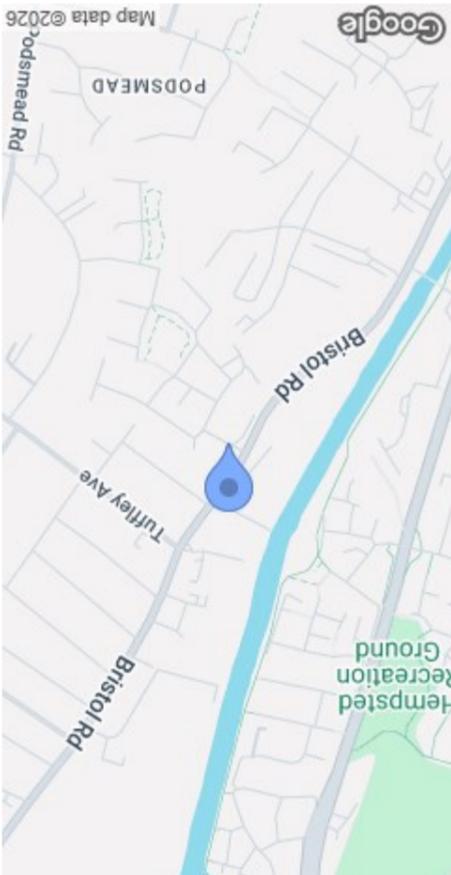




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other features are approximate and no responsibility is taken for any errors or omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency. The quality of the workmanship and materials used in the construction of the property is not guaranteed.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 92-100 B: 81-91 C: 69-80 D: 55-68 E: 45-54 F: 35-44 G: 1-34	 A: 10-35 B: 36-45 C: 46-55 D: 56-65 E: 66-75 F: 76-85 G: 86-100



3 Barron Way  
 Gloucester GL1 5NY

**£285,000**

Spacious well presented three bedroom terraced property built in 2017 with an en-suite shower room, double glazing, gas fired central heating, an enclosed low maintenance rear garden and off road parking for two vehicles situated on the edge of a popular development.

Accommodation comprises 17ft hallway, cloakroom, 20ft fitted kitchen/diner with built in appliances, 15ft lounge with French doors onto the garden, 16ft bedroom one with its en-suite shower room, bedroom two, bedroom three and the family bathroom with a white suite.

Outside you have a tarmac driveway providing off road parking for two vehicles and a low maintenance enclosed rear garden with astro turf, a patio and a storage shed.

A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral.

Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.



Entrance via double glazed front door into:

**ENTRANCE HALL**

17'8 x 6'6 max (5.38m x 1.98m max)

Single radiator, stairs to the first floor, under stairs storage cupboard.

**CLOAKROOM**

5'4 x 2'9 (1.63m x 0.84m)

White suite comprising low-level WC, corner wash hand basin with mixer tap, tiled splashback, single radiator, extractor fan.

**KITCHEN/DINER**

20'0 x 8'8 (6.10m x 2.64m)

Range of base and wall mounted units with laminated worktops and tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with mixer tap, built-in electric oven, four burner gas hob and extractor hood, integrated dishwasher, cupboard housing the gas-fired central heating boiler, space for table and chairs, single radiator, extractor fan.

**LOUNGE**

15'7 x 11'8 (4.75m x 3.56m)

Television point, two single radiators, double glazed UPVC French doors to rear elevation onto the patio.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

**LANDING**

Airing cupboard with hot water cylinder and slatted shelving.

**BEDROOM 1**

16'5 x 11'8 max (5.00m x 3.56m max)

Wardrobes with sliding doors, single radiator, double glazed UPVC windows to front elevation overlooking the surrounding area. Door to:

**EN-SUITE SHOWER ROOM**

5'3 x 5'2 (1.60m x 1.57m)

Corner shower enclosure unit, low-level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, shaver point, partially tiled walls, extractor fan, double glazed UPVC window to front elevation.

**BEDROOM 2**

12'0 x 9'1 (3.66m x 2.77m)

Double glazed UPVC window to rear elevation.

**BEDROOM 3**

11'9 x 6'4 max (3.58m x 1.93m max)

Double glazed UPVC window to rear elevation.

**BATHROOM**

6'6 x 5'7 (1.98m x 1.70m)

White suite comprising panelled bath with mixer tap and shower head attachment, low-level WC, pedestal wash hand basin with mixer tap, chrome heated towel rail, partially tiled walls, shaver point, extractor fan.

**OUTSIDE**

To the front of the property, there is a tarmac driveway with off road parking for two vehicles. A paved pathway leads to the front door. To the rear of the property, there is an enclosed low-maintenance garden, paved patio and pathway leading to the personal access gate at the rear. The rest of the rear gardens are laid to astro turf with a garden shed, all enclosed by panel fencing.

**SERVICES**

Mains electricity, gas, water and drainage.

**WATER RATES**

Severn Trent - to be confirmed.

**MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

**LOCAL AUTHORITY**

Council Tax Band: C  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

**TENURE**

Freehold.

**VIEWINGS**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**

From St Barnabas roundabout, proceed down Stroud Road towards the city centre. Take the first exit off the mini roundabout into Tuffley Avenue. Proceed along here to the end, turning left onto Bristol Road. Turn left into Barron Way, then first right, where the property can be located on the left hand side as marked by our 'For Sale' board.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

