



## 6 Barton Close

Innsworth, Gloucester, GL3 1FA

**£225,000**



Murdock & Wasley Estate Agents are delighted to present this beautifully maintained two-bedroom coach house, ideally located in the popular area of Innsworth.

This sought-after location offers easy access to local amenities and excellent transport links to both the city of Gloucester and the historic market town of Cheltenham.

The property benefits from a private rear garden, an uncommon feature for a coach house, along with an additional garage room and designated parking.





### Entrance Hall

Access via upvc double glazed door, stairs to landing, door leads thru to garage.

### Landing

Power points, rear aspect velux window, laminate flooring. Doors lead off:

### Lounge / Dining Area

Television point, data point, power points, space for dining table, wall mounted radiator, front aspect upvc double glazed windows. Opening leads off:

### Kitchen

Range of base, wall and drawer mounted units, roll top worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Integrated fridge freezer and dishwasher and tumble dryer, wall mounted radiator, rear aspect upvc double glazed velux window.

### Bedroom One

Power points, wall mounted radiator, built in wardrobe, front aspect upvc double glazed window.

### Bedroom Two

Power points, wall mounted radiator, rear aspect upvc double glazed window.

### Bathroom

Suite comprising low level wc, pedestal wash hand

basin with mixer tap over, panelled bath with taps and shower over, wall mounted radiator, partly tiled walls, tiled flooring, rear aspect velux window.

### Garage / Utility Area

Access via up and over door, power points, overhead lighting, space for washing machine and tumble dryer, personal door leading to garden.

### Outside

To the front of the property a allocated parking space provides off road parking for at least one vehicle.

To the side and rear of the property gardens laid to paving and raised decking, provides space for garden furniture, which is enclosed by wooden fencing. A wooden gate provides provides access to the front and rear.

### Tenure

Freehold

Estate Management Charge: Circa £40 pcm

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Tewkesbury Borough Council

Tax Band: A

### 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	77	78
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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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

