



83 Barnwood Road

, Gloucester, GL2 0SF

Offers in excess of £410,000



Murdock and Wasley are proud to present this four bedroom semi detached, family home in the popular residential area of Barnwood.

This property is the perfect family home, with spacious living accommodation throughout and offering living space over three floors.

With an extended living space downstairs, this property comprises of, three reception rooms, three bathrooms, open plan kitchen diner, Utility Room and four bedrooms.

This family home also boasts off road parking for several vehicles, and an enclosed rear garden.



Entrance Hall

Accessed via a double glazed composite door, door leading to sitting room.

Sitting Room

Powerpoints, radiator, Log Burner, double doors leading to lounge, door leading to kitchen and door leading through to Utility hallway, stairs leading to first floor, double glazed UPVC window with side aspect.

Lounge

Powerpoints, radiator, bay window with double glazed UPVC window.

Kitchen

Range of base, drawer and wall mounted cupboards, sink unit with dual tap over and drying rack. Appliance points, power points, space for Dishwasher, Radiator and washing machine, Partly tiled walls, UPVC double glazed window. Door leading to Utility room and Shower room.

Dining Room

Powerpoints, radiator, Double glazed UPVC window with aspect to the side, UPVC double doors leading to rear garden.

Utility

Space for washing machine and tumble drier.

Shower Room

Heated towel rail, partly tiled walls, shower cubicle with shower attached to wall, Vanity hand wash basin with storage underneath, low level WC.

Hallway

Doors leading to Utility, Shower Room and double glazed UPVC door leading to side access, door leading to sitting room, radiator.

Bedroom 1

Bay window with double glazed UPVC window, powerpoints, radiator.

Bedroom 2

Powerpoints, radiator, double glazed UPVC window.

Bedroom 4

Bay window with double glazed UPVC window, powerpoints, radiator.

Bathroom

Suite comprising step in shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over, heated towel rail, upvc frosted double glazed window.

Bedroom 3

Powerpoints, radiator, UPVC Double Glazed window.

Bathroom

Panelled bath, heated towel rail, vanity hand wash basin with dual tap above, low level WC, double glazed UPVC window.

Outside

The property is accessed via a driveway with off road parking for several vehicles, there is also side access.

To the rear of the property you will find an enclosed rear garden where there is a small patio area, ideal for outdoor dining or seating area, this leads onto a turfed lawn with path leading through to a pond, there is also a secondary patio area at the rear of the garden with more room for seating and a shed.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council

Council Tax Band: C

Awaiting Vendor Approval

These 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 | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 52 | 75 |
| 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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