



12 Grove Crescent

Barnwood, Gloucester, GL4 3JJ

£395,000



We are delighted to present this impressive and spacious family home, tucked away in a quiet no-through road, offering an ideal blend of modern open-plan living and exceptional outdoor space.

This extended property offers fantastic space both inside and out, making it a perfect forever home for families looking to enjoy comfort, flexibility, and a peaceful setting.

Early viewing is highly recommended to fully appreciate everything this home has to offer!



Entrance Hallway

Approached via Upvc double glazed front door, power points, stairs leading to first floor, doors to cloakroom & both reception rooms, engineered oak flooring.

Cloakroom

Upvc double glazed window to front, low level wc & pedestal wash hand basin, space for appliances.

Sitting Room

Upvc double glazed windows to front, radiator, power points, engineered oak flooring.

Dining Room/Second Reception Room

Upvc double glazed windows to front, power points, log burner, engineered oak flooring.

Open Plan Kitchen/Living Area

2 X Upvc double glazed window to rear, Upvc double glazed french doors to rear, electric double oven with separate induction hob & extractor, sink/drain, space for further appliances, television point, power points, recessed down lights, exposed brickwork, radiator, engineered oak flooring, door leading to large pantry room.

First Floor Landing

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

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail

Rear Garden

A fantastic size garden which is beautifully maintained. Partly paved, mainly laid to lawn with a variety of flower & shrub borders. Gated side access, Door to garage.

Garage With Office

Up & over door, separate door leading to office, power & lighting to both.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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	74	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 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	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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