



## 24 Barnfields

, Gloucester, GL4 6WE

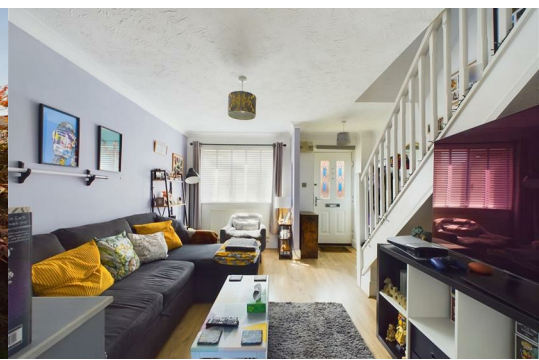
**Offers in excess of £210,000**



Murdock & Wasley Estate Agents are delighted to welcome to the market this eye-catching semi-detached home situated in a popular and quiet cul-de-sac. The accommodation has been modernised throughout, making it perfect for a first-time buyer or buy-to-let investor.

In terms of living accommodation, we have: Entrance, kitchen/diner, lounge, two double bedrooms & bathroom.

Outside to the rear we have an enclosed garden which tandem parking to the side.



### Entrance

Approached via Upvc double glazed front door into:

### Lounge 13'9 x 12'2 (4.19m x 3.71m)

Upvc double glazed windows to front, television point, radiator, power points, laminate flooring, staircase to first floor, door to:

### Kitchen/Diner 12'2 x 9'6 (3.71m x 2.90m)

Upvc double glazed windows & door to rear, eye & base level units with roll edge work surfaces, sink/drain, electric oven with separate gas hob & hood, space for fridge/freezer, plumbing for washing machine, tiled flooring, radiator, recessed down lights, part tiled walls, cupboard housing "Potterton" boiler.

### First Floor Landing

Access to loft via hatch, radiator, power point, doors to both bedrooms & bathroom.

### Bedroom One 12'2 x 9'6 (3.71m x 2.90m)

Upvc double glazed windows to front, radiator, power points, built in wardrobes.

### Bedroom Two 12'2 x 7'3 (3.71m x 2.21m)

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

### Bathroom

Modern white suite comprising of panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, recessed down lights, extractor fan, part tiled walls.

### Outside

To Rear : Enclosed area which is partly laid with porcelain tiles & partly laid to lawn, large shed, cold water tap, side gated side access.

To Front : Off road parking for two cars

### Tenure

Freehold

### Services

Mains water, gas, electric and drainage.

### Local Authority

Gloucester City Council

Tax Band : B

### Awaiting Vendors 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		91
(81-91) B		
(69-80) C	76	
(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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