



## 9 Whitewell Close

Barnwood, Gloucester, GL4 3TT

**£240,000**



MURDOCK & WASLEY ESTATE AGENTS welcome to the market this chain free two double bedroom home located in BARNWOOD. The accommodation comprises of: Entrance hallway, kitchen, lounge/diner, two double bedrooms & bathroom. Outside to the rear we have a rear porch & wrap around garden which is mainly laid to lawn.

We also have two parking spaces included, Upvc double glazed throughout & gas central heating.



### Entrance Hallway

Approached via double glazed front door, stairs to first floor, doors to kitchen & lounge/diner.

### Kitchen 8'9 x 6'11 (2.67m x 2.11m)

Upvc double glazed windows to front, eye & base level units with roll edge work surfaces, sink/drain, electric oven with separate gas hob & hood, space for fridge/freezer & washing machine, wall mounted combination boiler, radiator, part tiled walls.

### Lounge/Diner 14'10 x 12'11 (4.52m x 3.94m)

Upvc double glazed windows to rear & door to rear porch, television point, radiator, power points, new carpets, under stairs storage.

### Rear Porch

Door leading to garden, window to rear.

### First Floor Landing

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

### Bedroom 1 11'2 x 10'0 (3.40m x 3.05m)

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

### Bedroom 2 11'4 x 7'0 (3.45m x 2.13m)

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

### Bathroom 8'4 x 4'11 (2.54m x 1.50m)

Upvc frosted double glazed window to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, tiled walls, radiator.

### Rear Garden

An excellent size garden which wraps around & is mainly laid to lawn, shed, gated side access.

### Tenure

Freehold.

### Local Authority

Gloucester City Council- Band B

### Services

Mains water, gas, electricity & drainage.

### 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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