



97 Barnwood Avenue, Barnwood, Gloucester, Gloucestershire, GL4 3AG

£340,000

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Farr & Farr Sales Lettings 

**97 Barnwood Avenue, Barnwood,
Gloucester, Gloucestershire, GL4
3AG**

£340,000

Located on the popular Barnwood Avenue, this three double bedroom semi-detached property has been thoughtfully extended to provide excellent accommodation.

The front door opens into an entrance hall which leads into the dual aspect living / dining room. An extended kitchen opens out into the good sized rear garden. Two spacious double bedrooms sit on the first floor with an en suite serving the master and a third double bedroom sits on the second floor.

Barnwood Avenue is close to good schools, amenities and transport links and is offered to the market with no onward chain.

www.farrandfarr.co.uk

Entrance Hall

Wooden front door with frosted glazing. Real wood flooring. Radiator. Cupboard under stairs.

Living Room

Original wooden flooring. Marble surround gas fireplace. Radiator. UPVC French doors to garden.

Dining Room

Double glazed bay window to front. Original wooden flooring. Radiator

WC

Frosted window to side. WC. Basin. Tiled flooring.

Kitchen

Good range of wall, base and drawer units. Laminate worktop. Double sink with draining board and mixer tap. Oven. Four ring electric hob with extractor hood. Boiler. Double glazed windows to side and rear. Door to rear garden. Part tiled walls. Tiler flooring. Radiator.

First Floor Landing

Double glazed window to side. Doors to bedrooms and bathroom

Bedroom 1

Double glazed bay window to front. Carpet. Radiator. Fitted wardrobe.

Ensuite

Frosted window to front. WC. Basin. Walk in shower. Radiator.

Bedroom 2

Currently used as a workshop. Double glazing to rear. Radiator, Floorboards.

Second Floor Landing

Skylight. Eaves storage

Bedroom 3

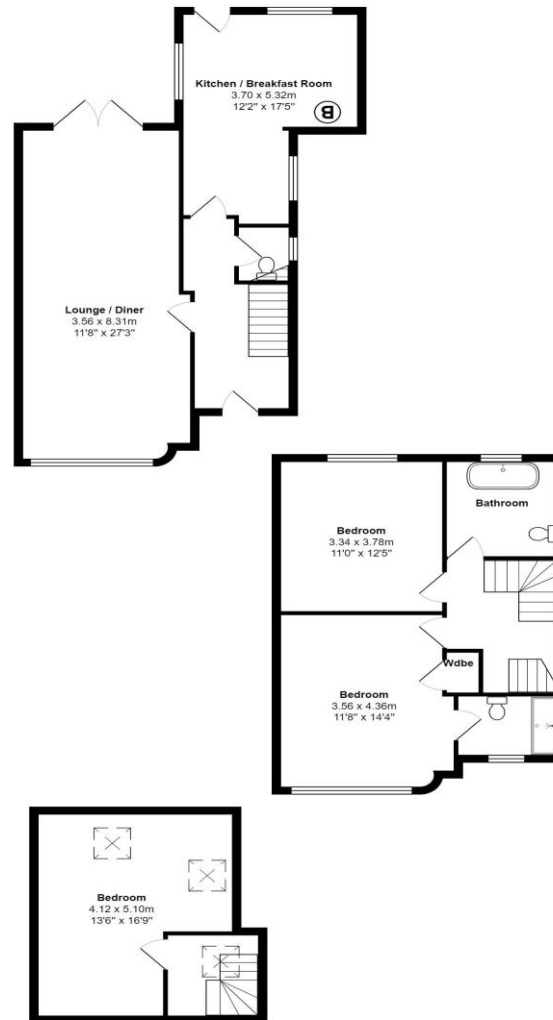
Located in the loft conversion. Two skylight windows. Radiator. Wooden flooring. Eaves storage.

External

Rear: Area of patio off the living room. Mostly laid to lawn with mature trees to rear. Mostly fence surround. Side access. Front: Off road parking. Gate to side access. Mostly laid to lawn. Fence and brick surround.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Approx Total Area: 123.5 m² ... 1330 ft²

Drawn by: www.gloucesterenergysolutions.co.uk
This plan is for layout guidance only. Not drawn to scale, unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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