

ESTATE AGENTS



Farr & Farr

farrandfarr.co.uk

PRICE: £115,000

REF: LG24024/JF

**20 BARNABY COURT
GLOUCESTER
GL1 4QD**



**A BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT IN
THIS CONVENIENT POSITION**

City Centre:

2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ office@
farr-farr.co.uk

Hucclecote:

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@
farr-farr.co.uk

Longlevens:

125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@
farr-farr.co.uk

Churchdown:

1 Church Road
Gloucester GL3 2ER
☎ 01452 857421
✉ churchdown@
farr-farr.co.uk

Lettings:

40 Oxstalls Way
Gloucester GL2 0JQ
☎ 01452 238298
✉ lettings@
farr-farr.co.uk

20 BARNABY CLOSE, GLOUCESTER

Barnaby Close is a popular and small cul de sac predominantly of apartments off the Tredworth Road in this convenient edge of city centre position.

**TWO BEDROOMS: SITTING ROOM WITH KITCHEN: BATHROOM: GAS
CENTRAL HEATING: UPVC DOUBLE GLAZING: GARDENS WITH COMMUNAL
AREAS: ALLOCATED PARKING FOR ONE CAR:**

COMMUNAL HALLS:

Entry phone. Panelled door to:-

ENTRANCE HALL:

Entry phone. Radiator. Deep wardrobe store cupboard with gas fired central heating boiler. Second cupboard.

LOUNGE/KITCHEN: 19'6 x 10'6.

Two radiators. Telephone and T.V point. Kitchen area with inset single drainer stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Built in stainless steel oven with four ring gas hob and concealed extractor hood. Plumbing for washing machine. Space for fridge/freezer. Spotlights.





BEDROOM 1: 12' x 8'6.

Radiator. Telephone point. Wardrobe cupboards.



BEDROOM 2: 9'6 x 6'.

Radiator.

BATHROOM:

Panelled bath with fully tiled splashbacks and shower. Pedestal wash hand basin. Low level W.C. Radiator. Shaver point. Extractor fan.



EXTERIOR:

Allocated parking space. Communal lawns. Bin storage.

EPC: C-75



29 Ramatby Court, Gloucester, GL1 4QD

Approx Total Area: 45.1 m² ... 516 ft²

Drawn by: www.gloucesterenergyadvisors.co.uk
This plan is for layout purposes 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
completeness before making any decisions based upon this plan.

AGENTS NOTE:

All room sizes are approximate

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT