



**Barnwood Avenue, Barnwood, Gloucester GL4 3AH**

**£345,000** Freehold





**44 Barnwood Avenue, Gloucester,  
Gloucestershire, GL4 3AH**

**£345,000**

Freehold. Council Tax Band C



**3 Bedrooms**



**1 Bathrooms**



**2 Receptions**

### Features

- \* EXTENDED SEMI DETACHED
- \* 3 BEDROOMS
- \* OPEN PLAN KITCHEN/DINER
- \* NICELY PRESENTED
- \* GENEROUS LIVING ACCOMMODATION
- \* OFF ROAD PARKING
- \* ENCLOSED REAR GARDEN
- \* EPC TBC COUNCIL TAX BAND C

### Michael Tuck Estate and Letting Agents

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### The Property

\*\*\* EXTENDED 3 BEDROOM SEMI DETACHED, STUNNING OPEN PLAN KITCHEN/DINER, SOUGHT AFTER AREA \*\*\* Now available to the open market this well presented extended 3 bedroom semidetached in the extremely popular area of Barnwood. With great access links to a wide range of local amenities such as; high achieving primary and secondary school, shops and bus routes. Accommodation briefly consists of entrance hall, lounge, dining room/snug, open plan stunning kitchen/diner. Upstairs be found 3 generous bedrooms and the modern 4 piece bathroom suite. Outside, and to the front of the property we have off-road parking whilst to the rear can be found a great sized enclosed garden. Due to this properties popular location and condition, we're anticipating keen interest, so please be quick to view! Call us today on 01452 612020 to arrange your viewing, you'll not be disappointed! Property for sale through Michael Tuck Estate Agents. Approximate rental value of £1,350pcm, please contact Michael Tuck Lettings in Abbeymead for more details.

### Entrance Hall

**Kitchen/Diner** 20' 10" x 18' 1" (6.34m x 5.50m)  
Narrows into 3.09m

**Lounge** 12' 7" x 12' 5" (3.84m x 3.79m)

**Dining Room** 12' 11" x 10' 11" (3.93m x 3.34m)

**Bedroom 1** 12' 8" x 10' 6" (3.85m x 3.19m)

**Bedroom 2** 13' 0" x 9' 9" (3.95m x 2.98m)

**Bedroom 3** 7' 9" x 6' 9" (2.37m x 2.05m)

**Bathroom** 9' 7" x 8' 1" (2.91m x 2.47m)

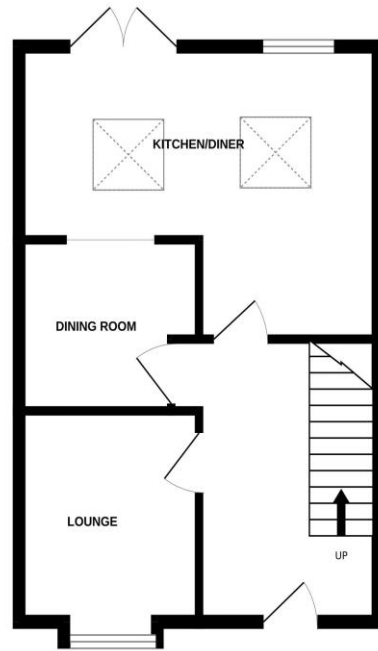




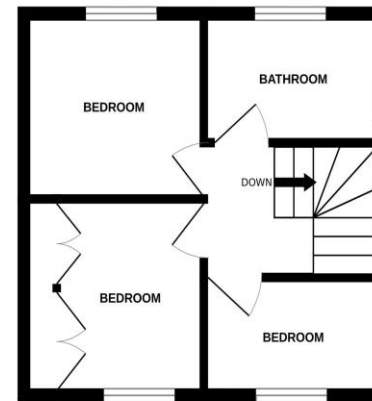




GROUND FLOOR



1ST FLOOR



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