



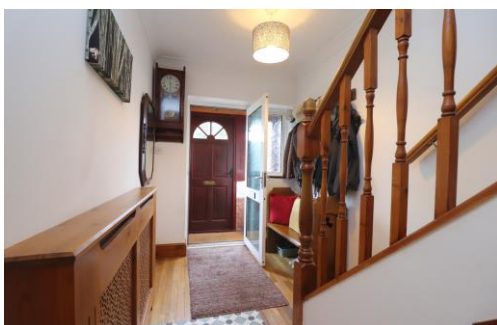
37 Barnwood Avenue, Gloucester, GL4 3AE

£385,000

With beautiful original features throughout, this substantial three bedroom semi-detached property benefits from a sprawling ground floor and sits in an appealing location within Barnwood Avenue.

A driveway with ample off road parking leads to the porch and into the entrance hall with attractive wooden floors. A cosy living room sits at the front of the property with gas fireplace. A spacious kitchen / dining room opens into a further reception room currently used as a music room. To the rear of the property, a large conservatory leads through to an office and WC.

Three good sized bedrooms sit on the first floor of the property and a family bathroom is well fitted with separate bath and shower. The rear garden is mostly laid to lawn with a patio off the conservatory. Barnwood Avenue is a popular location with an excellent local primary school and the property has benefitted from recently replaced double glazed windows.



Entrance Porch

Wooden front door. Frosted double glazed windows. Tiled floor

Entrance Hall

Frosted double glazed door and window. Stairs to first floor landing. Under stairs cupboard. Radiator. Original wooden flooring.

Cloakroom

WC. Basin. Vinyl flooring. Frosted double glazed window to side. Consumer unit.

Living Room

Double glazed window to front. Carpet. Radiator. Gas fuelled fireplace. Double glazed doors into dining room.

Kitchen

Range of base and drawer units with wooden and laminate worktop. Large range Aga cooker. Extractor hood over. Double sink with draining board and mixer tap. Part tiled walls. Tiled floor. UPVC door and window to side. Double glazed window to conservatory.

Dining Room

Attractive brick fireplace surround. Radiator. Wooden flooring.

Music Room

Roof Velux window. Wooden flooring. Radiator. Double UPVC doors to conservatory.

Conservatory

Double glazed windows and doors to rear. Kitchenette area with sink and draining board. Gas combi boiler. Vinyl flooring. Radiator.

Office

Double glazed door and window to side access. Radiator. Vinyl flooring.

WC

Three WC's. Three basins. Vinyl flooring. Frosted window to rear.



First Floor Landing

Carpet. Frosted double glazed window to side.

Bedroom 1

Double glazed window to front. Carpet. Radiator

Bedroom 2

Double glazed window to rear. Carpet. Radiator

Bedroom 3

Double glazed window to front. Carpet. Radiator. Access to loft hatch

Bathroom

Frosted double glazed window to rear. WC. Basin with cupboard under. Large bath with mixer tap and shower hose. Separate enclosed shower. Radiator. Part tiled walls. Vinyl floors.

Rear Garden

Patio off conservatory. Large shed. Fence surround. Pergola and seating area. Lawn. Mature trees and borders. South facing.





Approximate Gross Internal Area = 154.5 sq m / 1663 sq ft

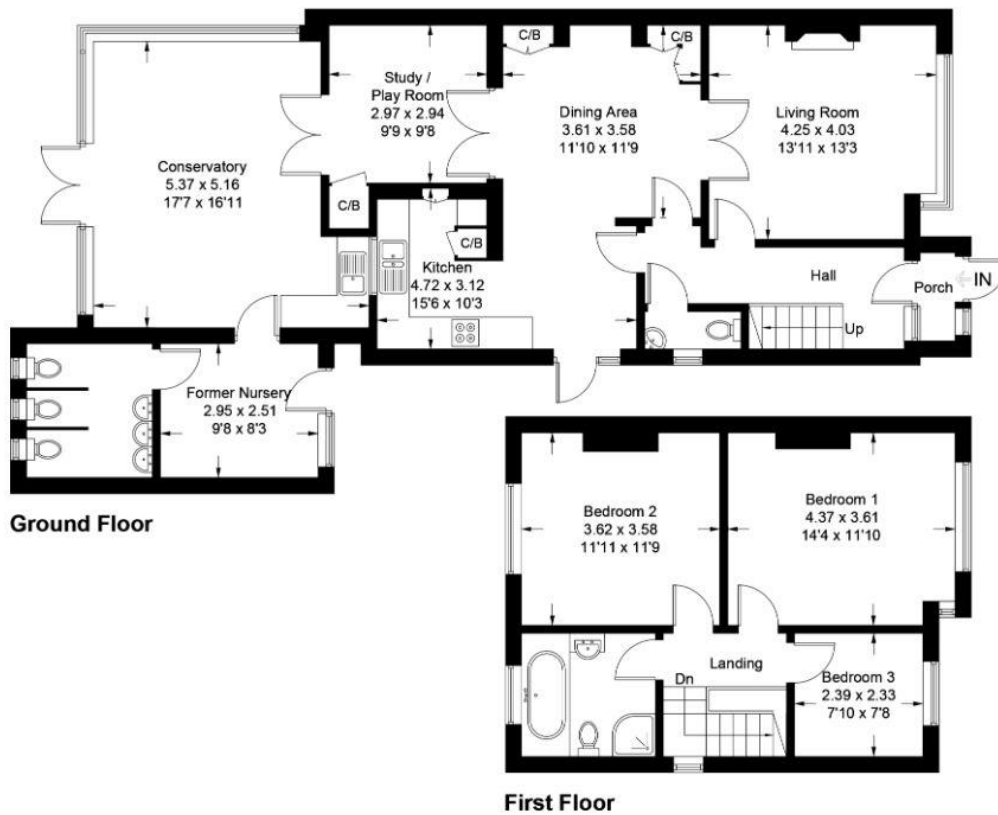


Illustration for identification purposes only, measurements are approximate, not to scale. (ID680188)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | | |
| 39-54 | E | 46 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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.

City Centre

2a Worcester Street
 Gloucester GL1 3AA
 ☎ 01452 500025
 ✉ enquiries@farrandfarr.co.uk

Hucclecote

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

Longlevens

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

Lettings

40 Oxstalls Way
 Gloucester GL2 9JQ
 ☎ 01452 238298
 ✉ lettings@farrandfarr.co.uk