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# Barnwood Road Barnwood, Gloucester, GL4 3JW.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.  
**Preliminary Details**



**Description:** A substantial six bedroom red brick Edwardian semi detached house with the added benefit of a three bedroom double storey annex attached to the rear of the property. The spacious accommodation of the main house is spread over three floors and includes three reception rooms, good sized kitchen, two bathrooms, six bedrooms and a cloakroom. There is also a useful two roomed cellar that has access to the rear garden. The annex is joined with the main house at ground level and comprises of lounge, dining room, study, kitchen, utility, three bedrooms and a bathroom. Outside there is concrete hard-standing to the front providing parking for at least seven vehicles and gated side access. There is a decent sized level rear garden that is laid to lawn and patio. Available with no onward chain, this property is not only a substantial family home but may lend itself to becoming ideal as a business premises (subject to gaining the relevant planning permission)

## Guide Price £625,000



3 Crescent Terrace, Cheltenham, GL50 3PE Tel: 01242 521129 Fax: 01242 533029

*Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance.*



**Entrance:** Via stone steps up to covered entrance porch with solid wooden entrance door and patterned glass pane above to:-

**Hallway:** Doors to kitchen, living room, drawing room, family room and cellar. Staircase. Two radiators. Ceiling cornice. Fitted cupboards housing meters. To the rear is an open archway with steps down to patterned glazed door with window leading to the garden and rear lobby with door leading in to the annex.

**Living Room: 15'1 x 14'7 (4.60m x 4.45m)** Sash bay window to front aspect. Fireplace with wooden surround and tiled inset and hearth. Ceiling cornice. Radiator.



**Dining Room: 15'1 x 14'8 (4.60m x 4.47m)** Sash bay window to rear aspect. Wrought iron Georgian-style fireplace. Radiator. Ceiling cornice.



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**Kitchen: 13'8 x 12'0 (4.17m x 3.63m)** Sash window to front aspect with further window to side aspect. Range of matching wall and base units with tiled splash-backs. Further glass fronted unit. One and a half-bowl stainless-steel sink and drainer unit. Plumbing for automatic washing machine and dishwasher. Gas and electric cooker points. Tiled flooring. Inset ceiling spot-lights. Door to:-

**Family Room: 12'1 x 12'1 maximum (3.68m x 3.68m maximum) L-Shaped.** Double-glazed window to side aspect. Fitted cupboards with shelving. Radiator. Door to:-

**Cloakroom:** Opaque double-glazed window to side aspect. Wall mounted Vokera gas boiler. White low-level w.c. and wall mounted wash hand basin. Partially tiled walls.

**Cellar:** Steps down from under main stairs. Two cellar rooms providing plentiful storage and may be utilised as a workshop. Steps up to rear garden. Power and lighting.

**Mezzanine Landing:** Sash window to rear aspect. Stairs up to:-

**First Floor Landing: 15'10 x 6'5 (4.83m x 1.96m)** Sash window to front aspect. Doors to bedrooms one, two, three and family bathroom.

**Bedroom One: 15'1 x 13'5 (4.60m x 4.10m)** Sash bay window to front aspect. Inset ceiling lights. Radiator. Ceiling cornice.



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**Bedroom Two: 15'2 13'6 (4.62m x 4.11m)** Sash window to rear aspect. Radiator. Inset ceiling lights.



**Bedroom Three: 12'0 x 11'10 (3.66m x 3.60m)** Sash windows to front aspect. Radiator. Inset ceiling lights.



**Family Bathroom: 12'3 x 12'0 (3.73m x 3.66m)** Opaque window to rear aspect. White suite comprising:- low-level w.c. bidet, pedestal wash hand basin, panelled bath with shower attachment. Separate shower cubicle. Partially tiled walls. Towel radiator. Fitted cupboard. Inset ceiling lights. Feature Georgian style wrought iron fireplace.



**Second floor Mezzanine Landing:** Window to rear aspect. Dormer window. Steps up to:-

**Second Floor Landing: 17'2 x 6'5 (5.23m x 1.96m)** Doors to bedrooms four, five, six and shower room.

**Bedroom Four: 15'3 x 13'8 (4.65m x 4.17m)** Sash window to front aspect. Radiator.

**Bedroom Five: 15'2 x 13'8 (4.62m x 4.17m)** Sash window to rear aspect. Radiator.

**Bedroom Six: 18'10 x 12'3 (5.74m x 3.73m)** Dormer window to front aspect. Window to side aspect. Fitted storage areas to sides of room. Inset ceiling lights. Radiator. Loft access hatch.

**Shower Room:** White suite comprising:- low-level w.c. pedestal wash hand basin. Shower cubicle with Mira shower. Radiator. Extractor fan.





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### EPC For Main House

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	CURRENT	POTENTIAL		CURRENT	POTENTIAL
Very energy efficient - lower running costs			Very environmentally friendly - Lower CO <sub>2</sub>		
(92 - 100) <b>A</b>			(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>			(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>			(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>			(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>	42	53	(39 - 54) <b>E</b>	42	52
(21 - 38) <b>F</b>			(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>			(1 - 20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - High CO <sub>2</sub>		
<b>RATING</b>			<b>RATING</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 		<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Annex

**Utility Room: 9'9 x 4'7 (2.97m x 1.4m)** Double glazed windows to side and rear aspects. Wall and base unit. Circular stainless steel sink. Tiled flooring. Plumbing for automatic washing machine.

**Kitchen: 12'9 x 7'2 (3.89m x 2.18m)** Double-glazed window to side aspect. Range of wall and base units. Tiled splash-backs. Stainless steel sink and drainer unit. Electric cooker point. Wall mounted gas boiler. Tiled flooring. Inset ceiling lights. Extractor fan.

**Dining Room: 12'8 x 9'8 (3.86m x 2.95m)** Double-glazed window to side aspect. Radiator.



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**Living Room: 14'9 x 14'0 (4.50m x 4.27m)** Feature reconstituted Cotswold stone fireplace with wooden mantle and tiled hearth. Two double radiators. Feature stone archway through to:-



**Study: 14'5 x 9'8 (4.40m x 2.95m)** Double-glazed sliding patio doors to rear garden patio. Wooden block flooring. Wall lights.

**Hallway:** Radiator. Stairs to first floor. Door to:-

**Cloakroom:** Opaque double-glazed window to side aspect. Partially tiled walls. Low-level w.c. and pedestal wash hand basin.

**Landing:** Double-glazed window to side aspect. Airing cupboard housing immersion heater. Built in linen cupboard. Built in storage cupboard. Radiator. Doors to bedrooms and bathroom.

**Bedroom One: 14'1 x 10'0 (4.30m x 3.05m)** Double-glazed window to rear aspect. Range of fitted wardrobes and cupboards. Radiator. Ceiling coving.

**Bedroom Two: 10'6 x 9'9 (3.20m x 2.97m)** Double-glazed window to side aspect. Radiator. Ceiling coving.

**Bedroom Three: 10'10 x 9'11 (3.30m x 3.02m)** Double-glazed window to side aspect. Radiator. Ceiling coving. Fitted wardrobe and cupboard.



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**Bathroom:** Opaque double-glazed window to side aspect. Suite comprising:- panelled bath, pedestal wash hand basin and low-level w.c. Separate shower cubicle with Mira shower. Partially tiled walls.

**EPC For Annex**

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	CURRENT	POTENTIAL		CURRENT	POTENTIAL
Very energy efficient - lower running costs			Very environmentally friendly - Lower CO <sub>2</sub>		
(92 - 100) <b>A</b>			(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>			(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	69	70	(69 - 80) <b>C</b>	69	69
(55 - 68) <b>D</b>			(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>			(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>			(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>			(1 - 20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - High CO <sub>2</sub>		
<b>RATING</b>			<b>RATING</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Outside:**

**Front:** Laid to hard-standing providing off-road parking for at least seven vehicles with low brick wall to the front. Double wooden gates lead to the side of the property that has outside lighting and a storage cupboard.

**Rear:** Paved courtyard with access steps down to cellar. Brick walling with gated archway with trellis leading through to patio area with summer house. Level lawn area with ornamental pond, multiple flower and shrub borders. Bounded by mixture of mature hedging and brick walling.



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**Tenure:** Freehold

**Viewing:** By prior appointment through Young & Gilling Residential Ltd., 3 Crescent Terrace, Cheltenham, GL50 3PE. Tel: 01242 521129. Fax: 01242 533029.



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**Email: [property@youngandgilling.com](mailto:property@youngandgilling.com) or Internet [www.youngandgilling.com](http://www.youngandgilling.com)**

**Agents Note**

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fitments, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

**Anti – Money Laundering Legislation**

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Residential Limited are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.



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