



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **2 Woodgate Close, Barnwood – GL4 3TN**

Gloucester

£350,000

2 Woodgate Close

Barnwood, Gloucester

THREE BEDROOM DETACHED HOME, pleasantly positioned within a CUL-DE-SAC in the popular Barnwood area of Gloucester. Offered for sale with NO ONWARD CHAIN, the property provides well-proportioned accommodation, an ENSUITE TO THE MAIN BEDROOM, separate UTILITY ROOM, private rear garden, off-road parking and a GARAGE.

The accommodation comprises an ENTRANCE HALLWAY providing access to a comfortable LOUNGE, separate DINING ROOM and KITCHEN. Further practical accommodation is provided by a UTILITY ROOM and downstairs CLOAKROOM.

Upstairs, the property offers THREE BEDROOMS, comprising TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM. The main bedroom benefits from its own ENSUITE SHOWER ROOM, while the remaining bedrooms are served by the family BATHROOM.

Externally, the home enjoys a PRIVATE REAR GARDEN, providing a pleasant space for relaxing, entertaining and family life. To the front is an additional FRONT GARDEN, together with a DRIVEWAY with OFF-ROAD PARKING and a GARAGE.

Woodgate Close is situated within the popular residential area of BARNWOOD, offering convenient access to local amenities, schools and transport links, while its cul-de-sac setting makes this an attractive option for families, couples and buyers looking for a well-positioned detached home.

With NO ONWARD CHAIN, we highly recommend an early viewing to appreciate the accommodation and location on offer.

Contact Michael Tuck Estate Agents today to



Entrance Hall

Cloakroom

2' 4" x 5' 5" (0.71m x 1.65m)

Lounge

10' 8" x 16' 2" (3.25m x 4.93m)

Dining Room

9' 7" x 9' 11" (2.92m x 3.02m)

Kitchen

9' 11" x 9' 10" (3.02m x 3.00m)

Utility

5' 4" x 9' 11" (1.63m x 3.02m)

Landing

Bedroom One

10' 7" x 11' 4" (3.23m x 3.45m)

En-suite

9' 10" x 3' 3" (3.00m x 0.99m)

Bedroom Two

8' 10" x 9' 10" (2.69m x 3.00m)

Bedroom Three

8' 2" x 7' 2" (2.49m x 2.18m)

Bathroom

6' 5" x 7' 3" (1.96m x 2.21m)

Garage

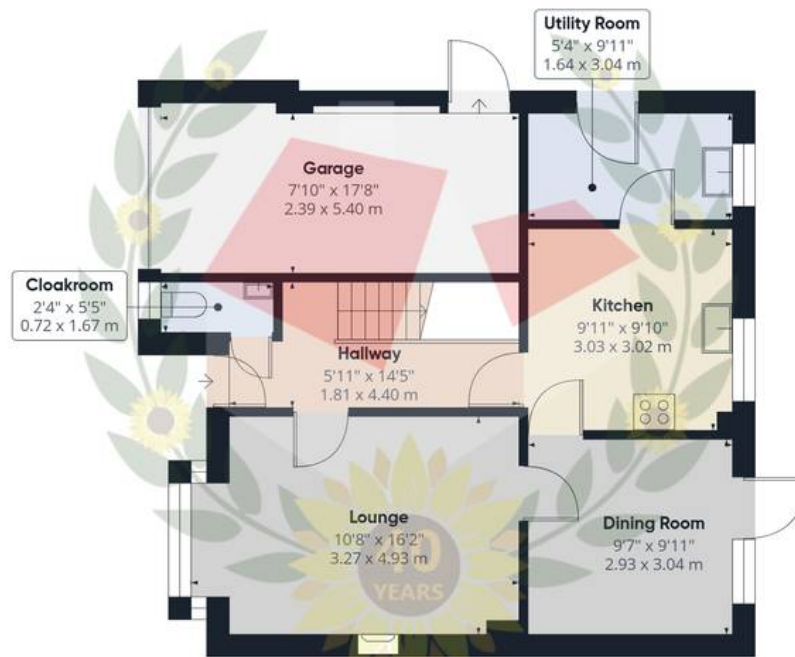
Front Garden

Rear Garden

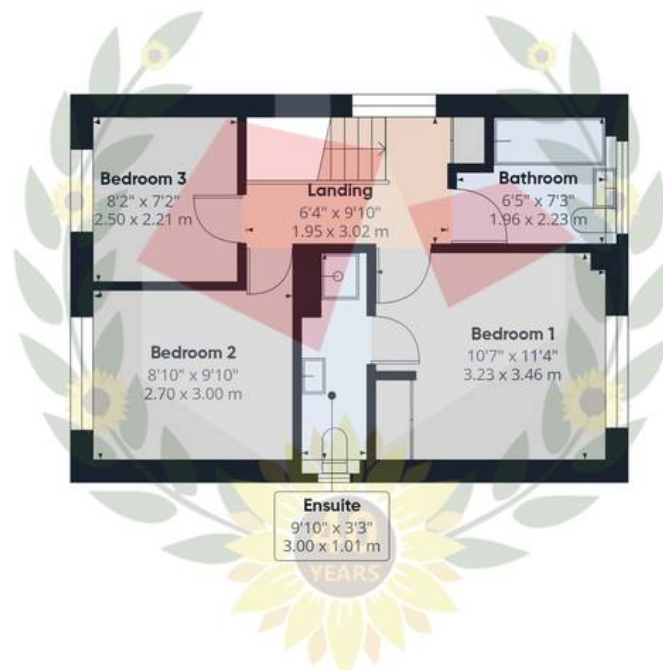
Agents Notes

The seller has informed us that the property had a insurance claim for subsidence. Works were carried out and completed to satisfaction in 2020. All supporting documentation and certificates are available.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1053 ft²

97.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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