



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**42 Spinney Road, Barnwood - GL4 3YX**

Gloucester

**£300,000**

# 42 Spinney Road

Barnwood, Gloucester

\*\*\* NO ONWARD CHAIN THREE BEDROOM END TERRACED GARAGE POPULAR LOCATION \*\*\* THREE bedroom end terraced house offered to the market CHAIN FREE! Lovingly owned by the current owner since new this property offers spacious and well-maintained interior plus a bright conservatory, an enclosed rear garden, and the convenience of a garage with off-road parking. Perfectly situated in a sought-after location near Barnwood Arboretum this property makes a perfect home for first time buyers and young families.

Internally the property consists of; Entrance hallway, lounge/diner, kitchen and conservatory. Upstairs you'll find three bedrooms - two doubles and one single plus a shower room.

Externally the property consists of; Rear enclosed garden, off road parking and a single garage.

Potential rental value of £1,300pcm , please contact Michael Tuck Lettings in Abbeymead for more details.

To avoid missing out, call us today on 01452 612020 to book your viewing.



### Entrance Hallway

### Lounge/Diner

Dimensions: 22' 3" x 10' 3" (6.78m x 3.12m).

### Kitchen

Dimensions: 7' 2" x 8' 8" (2.18m x 2.64m).

### Conservatory

Dimensions: 7' 3" x 9' 6" (2.21m x 2.89m).

### First Floor Landing

### Bedroom 1

Dimensions: 13' 0" x 10' 3" (3.96m x 3.12m).

### Bedroom 2

Dimensions: 8' 9" x 10' 2" (2.66m x 3.10m).

### Bedroom 3

Dimensions: 8' 1" x 8' 4" (2.46m x 2.54m).

### Bathroom

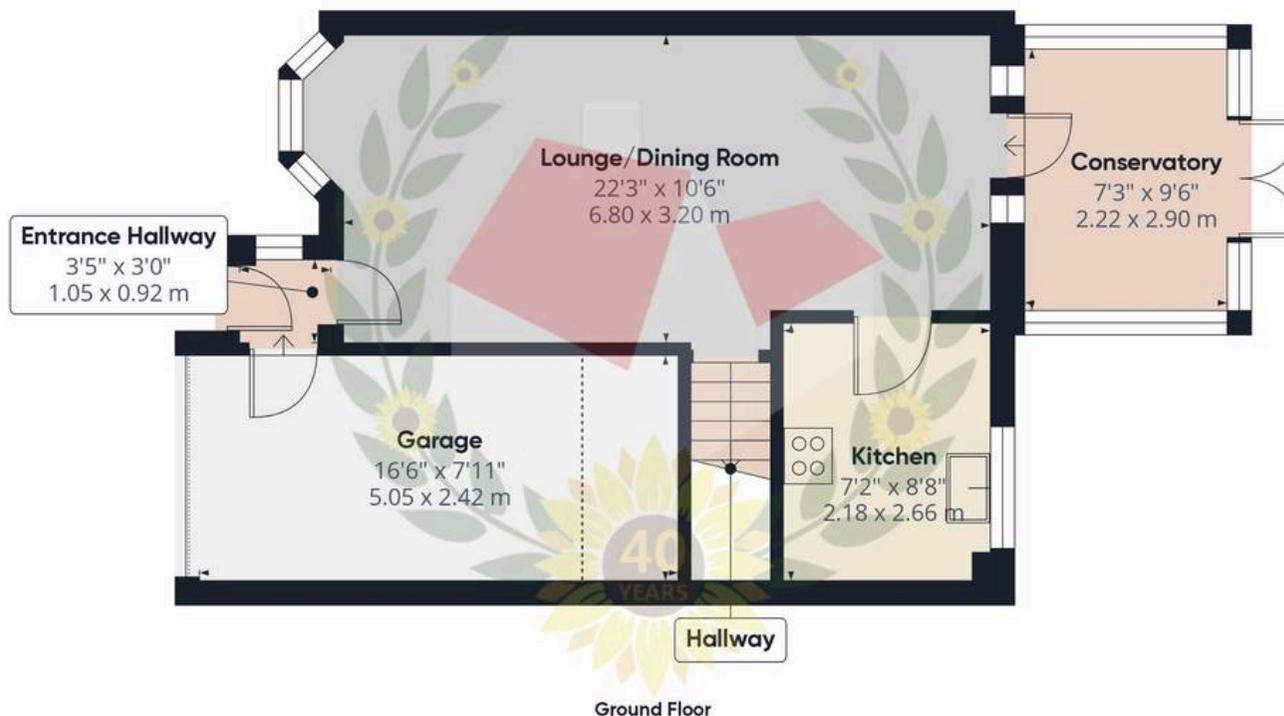
Dimensions: 7' 5" x 5' 5" (2.26m x 1.65m).

### Garage

### Additional Information from Vendor

Utilities • Electricity – mains • Gas – mains • Water – mains  
• Sewerage – mains • Broadband – fibre to cabinet





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

903.72 ft<sup>2</sup>  
83.96 m<sup>2</sup>

**Reduced headroom**

26.48 ft<sup>2</sup>  
2.46 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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