



MICHAEL TUCK
ESTATE & LETTING AGENTS

33 St. Barnabas Close, Gloucester

Gloucester

Guide Price **£280,000**

33 St. Barnabas Close

Gloucester, Gloucester

This exquisite home boasts an array of features that are sure to capture your attention and make you feel right at home.

As you step inside, you will be greeted by the warm and inviting atmosphere that permeates throughout the property. The living space is flooded with natural light, creating a bright and airy ambience that is perfect for relaxation and entertaining guests.

Convenience is key with the inclusion of a downstairs cloakroom, making it easy for guests to freshen up without having to venture upstairs. The garage offers additional storage space and the perfect spot to park your vehicle, ensuring both security and accessibility.

Relish in the tranquility of the sunroom, a serene retreat where you can bask in the sunlight and enjoy a cup of tea while admiring the beautiful surroundings. This versatile space can be tailored to suit your individual lifestyle needs. Parking is a breeze with off-road parking, providing practicality and peace of mind for you and your visitors.

In summary, this property offers a harmonious blend of comfort, style, and functionality, presenting a unique opportunity to create lasting memories in a place you can truly call home. Don't miss out on the chance to make this exceptional property yours and schedule a viewing today.

Council Tax band: B Tenure: Freehold

- Upvc Double Glazing
- Two Reception Rooms
- Gas Central Heating



Hallway

10' 10" x 3' 3" (3.31m x 1.00m)

Laundry Room

7' 8" x 2' 4" (2.34m x 0.72m)

WC

4' 6" x 2' 7" (1.36m x 0.78m)

Kitchen

11' 1" x 7' 3" (3.37m x 2.21m)

Living Room

19' 4" x 13' 7" (5.89m x 4.15m)

Sunroom

10' 9" x 8' 2" (3.27m x 2.49m)

Landing

8' 6" x 3' 1" (2.60m x 0.93m)

Bathroom

5' 8" x 5' 5" (1.72m x 1.65m)

WC

5' 1" x 3' 4" (1.56m x 1.02m)

Bedroom One

13' 1" x 10' 0" (4.00m x 3.05m)

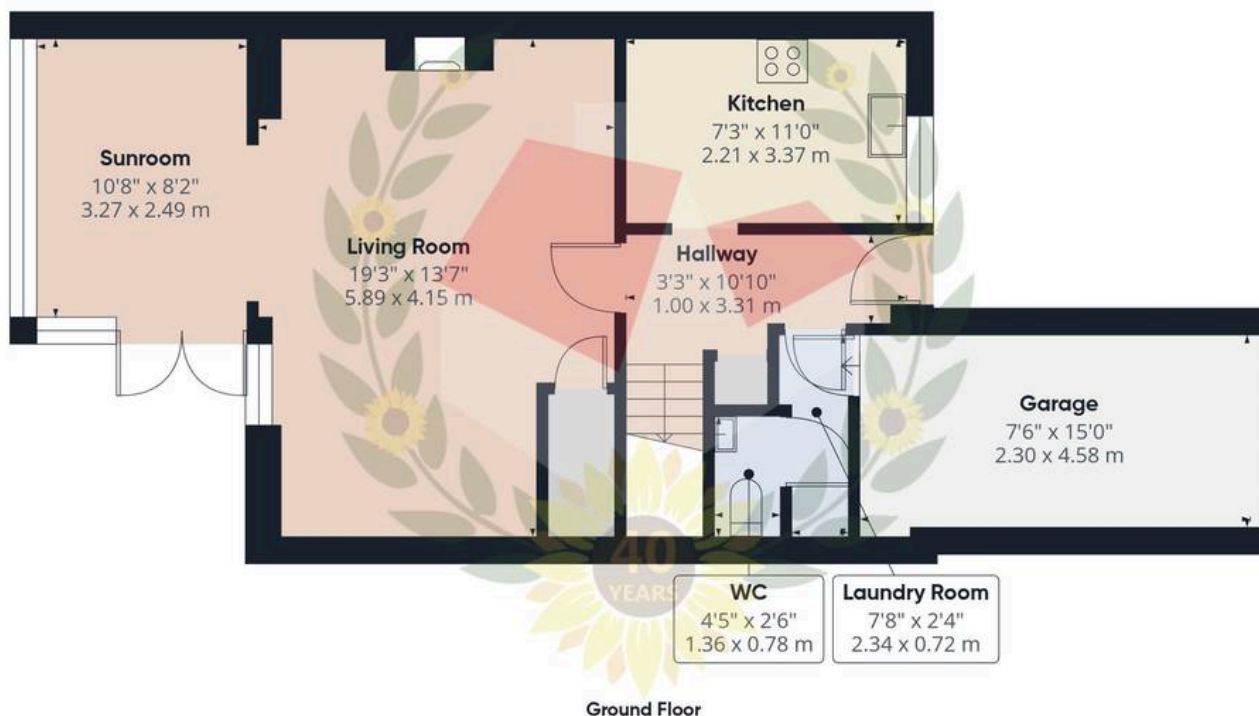
Bedroom Two

11' 1" x 7' 10" (3.37m x 2.40m)

Bedroom Three

10' 0" x 8' 11" (3.06m x 2.72m)





Approximate total area⁽¹⁾

1050 ft²

97.6 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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