



31 Newstead Road, Barnwood – GL4 3TQ

Gloucester

£460,000

31 Newstead Road

Barnwood, Gloucester

Executive Four Bedroom Detached Family Home
With NO ONWARD CHAIN

This fantastic property is situated on a quiet and highly sought after road in Barnwood, Gloucester.

The property boasts easy access to a range of local amenities and motorway access!

In brief the property comprises of; entrance hall, downstairs cloakroom, dining room, spacious lounge, kitchen, utility room, first floor landing, four bedrooms, family bathroom and en-suite to master.

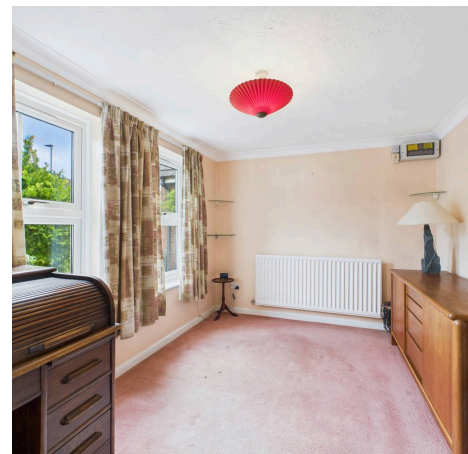
Further benefits include; upvc double glazing, gas central heating, private enclosed rear garden, double garage and off road parking!

Potential rental value of £2,000pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: E

Tenure: Freehold

- No Onward Chain
- Sought After Location
- Two Reception Rooms
- Enclosed Rear Garden
- En-Suite To Master
- Utility Room
- Double Garage and Off Road Parking
- Energy Rating D & Council Tax E



Entrance Hall**Cloakroom****Dining Room**

11' 3" x 8' 11" (3.43m x 2.72m)

Lounge

19' 0" x 11' 3" (5.79m x 3.43m)

Kitchen

11' 3" x 9' 6" (3.43m x 2.90m)

Utility Room

6' 2" x 6' 1" (1.88m x 1.85m)

First Floor Landing**Bedroom 1**

12' 0" x 10' 8" (3.66m x 3.25m)

En-Suite

8' 8" x 3' 3" (2.64m x 0.99m)

Bedroom 2

11' 4" x 8' 9" (3.45m x 2.67m)

Bedroom 3

11' 6" x 7' 4" (3.51m x 2.24m)

Bedroom 4

11' 7" x 6' 9" (3.53m x 2.06m)

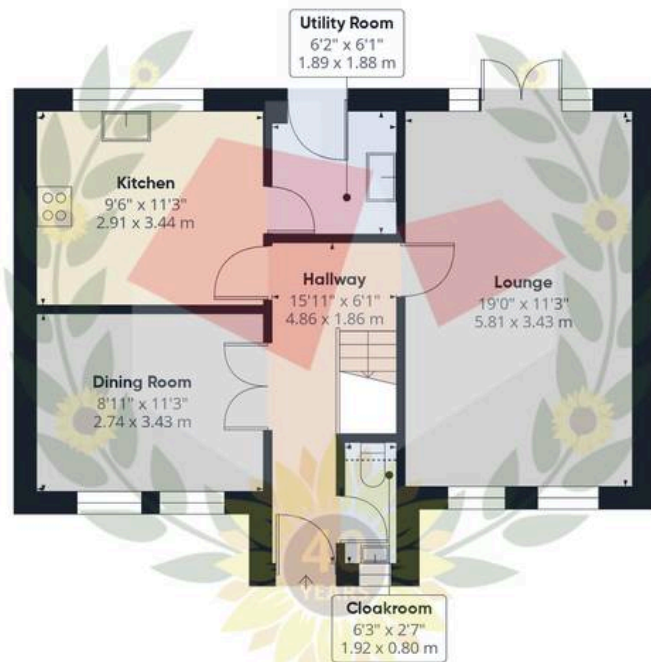
Family Bathroom

8' 8" x 6' 3" (2.64m x 1.91m)

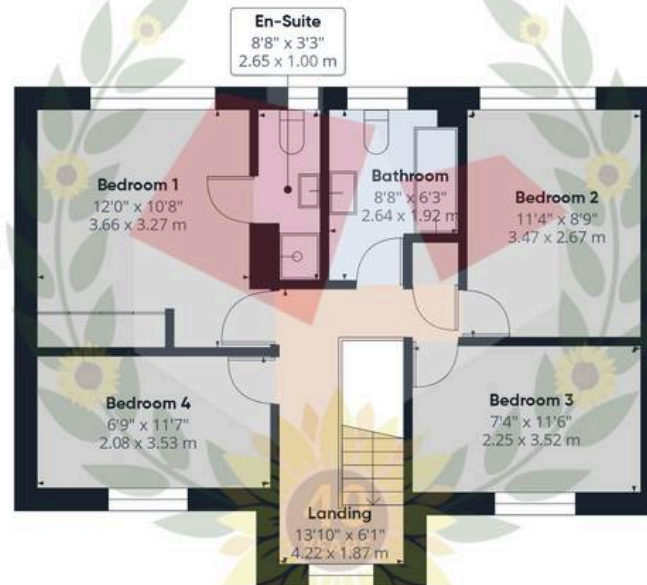
Double Garage

17' 6" x 16' 0" (5.33m x 4.88m)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1399 ft²

130 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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