



MICHAEL TUCK
ESTATE & LETTING AGENTS



6 The Dell, Barnwood – GL4 3FT

Gloucester

Guide Price **£225,000**

6 The Dell

Barnwood, Gloucester

Two Bedroom Terraced Property In Barnwood With NO ONWARD CHAIN!

A great opportunity for first time buyers and buy to let investors!

This lovely property is situated down a quiet and popular no through road in Barnwood.

The property comprises of; entrance hall, kitchen, lounge/diner, first floor landing, two bedrooms and bathroom.

Benefits include; upvc double glazing, modern gas central heating, enclosed rear garden and off road parking for two cars!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Onward Chain
- Spacious Lounge/Diner
- Upvc Double Glazing
- Enclosed Rear Garden
- Sought After Location
- Well Presented Throughout
- Off Road Parking
- Energy Rating C & Council Tax B



Entrance Hall

Kitchen

8' 8" x 6' 9" (2.64m x 2.06m)

Lounge/Diner

13' 9" x 12' 9" (4.19m x 3.89m)

First Floor Landing

Bedroom 1

11' 2" x 9' 9" (3.40m x 2.97m)

Bedroom 2

11' 3" x 6' 9" (3.43m x 2.06m)

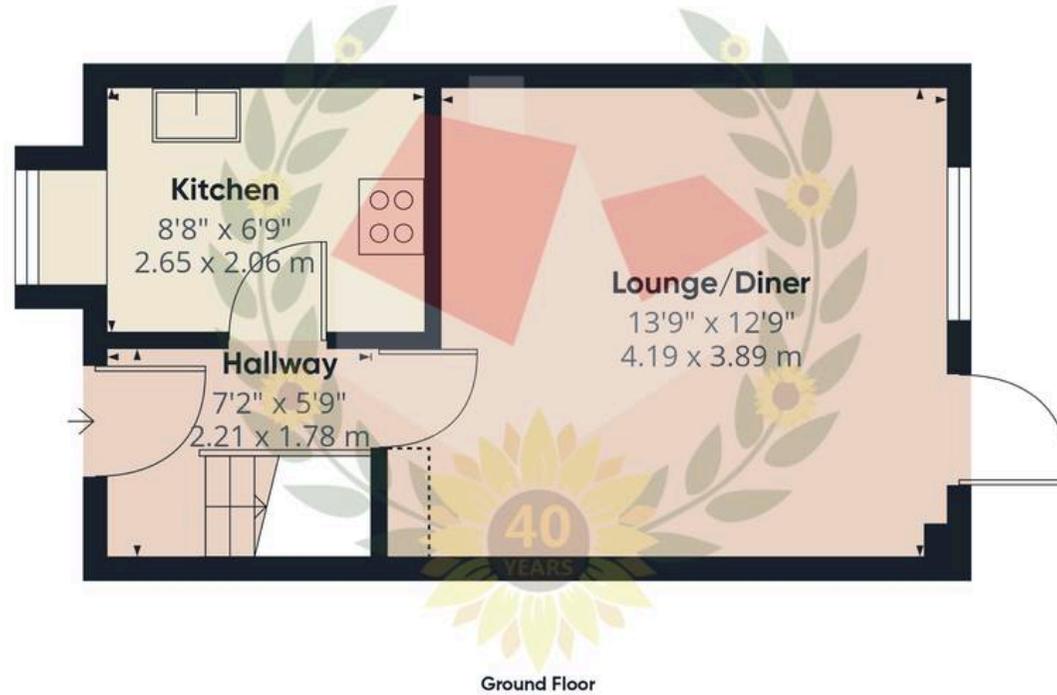
Bathroom

7' 10" x 4' 10" (2.39m x 1.47m)

Additional Information From Seller

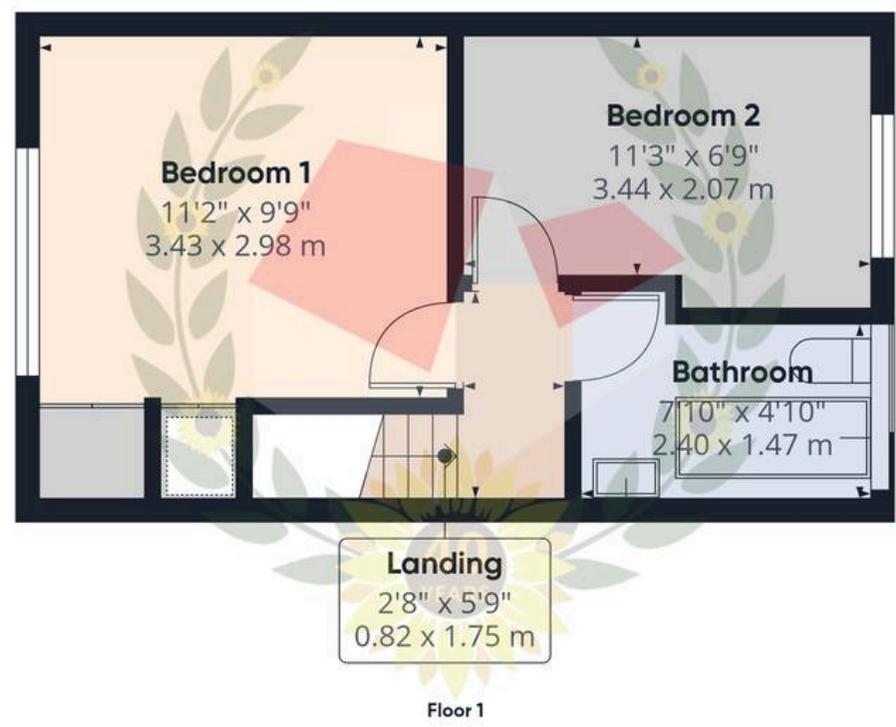
Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains • Broadband – fibre to cabinet





Approximate total area⁽¹⁾
 560 ft²
 52 m²

Reduced headroom
 3 ft²
 0.3 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.



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