



MICHAEL TUCK
ESTATE & LETTING AGENTS



9 Dodington Close, Barnwood – GL4 3JG

Gloucester

Guide Price **£225,000**

9 Dodington Close

Barnwood, Gloucester

Attractive 2-BED MID-TERRACE in sought-after Barnwood. QUIET CUL-DE-SAC with ALLOCATED OFF ROAD PARKING, MODERN kitchen and bathroom, SPACIOUS lounge, PRIVATE REAR GARDEN, QUALITY SHUTTERS and GENEROUS bedrooms.

Situated in a QUIET and SOUGHT AFTER CUL-DE-SAC in the ever-popular BARNWOOD area, this well-presented TWO-BEDROOM MID-TERRACE home offers stylish and comfortable living throughout, making it an ideal first-time purchase, investment opportunity, or downsizing option.

Upon entering, you are welcomed into a BRIGHT and SPACIOUS interior. The MODERN FITTED KITCHEN is well-equipped with CONTEMPORARY UNITS and ample worktop space, while the GENEROUS SEPARATE LIVING ROOM provides an excellent space for relaxing and entertaining, with access to the private rear garden.

Upstairs, the property features a MODERN FAMILY BATHROOM and TWO WELL-PROPORTIONED BEDROOMS. The IMPRESSIVE PRINCIPLE BEDROOM offers excellent space for furnishings and storage, while the second bedroom is also a good size and ideal as a guest room, nursery, or home office.

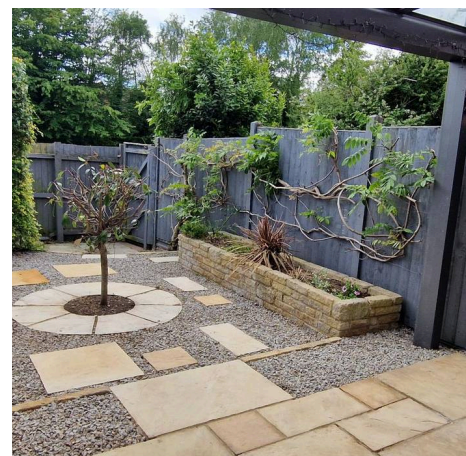
Potential rental value of £1,100pcm. Please contact Michael Tuck Lettings in Abbeymead for more details.

Early viewing is highly recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B



Hallway

Kitchen

8' 10" x 6' 9" (2.69m x 2.06m)

Living Room

13' 8" x 12' 9" (4.17m x 3.89m)

Landing

Bedroom 1

9' 9" x 9' 1" (2.97m x 2.77m)

Bedroom 2

11' 4" x 6' 9" (3.45m x 2.06m)

Bathroom

8' 5" x 4' 10" (2.57m x 1.47m)





Approximate total area⁽¹⁾

550 ft²

51.2 m²

Balconies and terraces

116 ft²

10.8 m²

Reduced headroom

4 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.

GIRAFFE360





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