



MICHAEL TUCK
ESTATE & LETTING AGENTS



3 Whitewell Close, Barnwood – GL4 3TT

Gloucester

Guide Price **£235,000**

3 Whitewell Close

Barnwood, Gloucester

Two bedroom END terraced property in the sought after BARNWOOD area, NO ONWARD CHAIN and off road parking for TWO CARS. SPACIOUS lounge/diner and well presented throughout.

In brief, the accommodation comprises an entrance hall, fitted kitchen and a spacious lounge/diner with access to the rear garden. To the first floor there are two well proportioned bedrooms and a family bathroom.

Further benefits include UPVC double glazing, modern gas central heating, an enclosed rear garden and off road parking for two vehicles.

Early viewing is highly recommended.

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

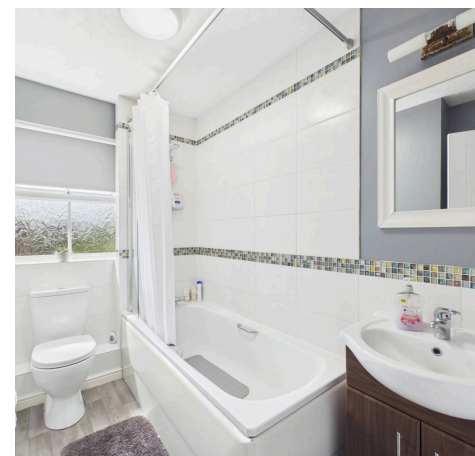
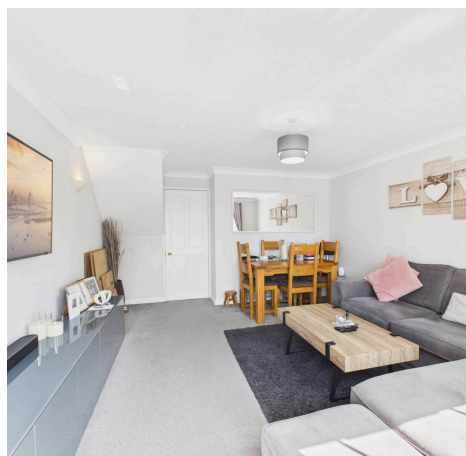
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Well Presented Throughout
- Spacious Lounge/Diner
- Enclosed Rear Garden
- Popular Location
- Modern Gas Central Heating
- Off Road Parking For Two Cars
- Energy Rating C & Council Tax Band B



Entrance Hall

Kitchen

8' 9" x 6' 11" (2.67m x 2.11m)

Lounge/Diner

13' 9" x 12' 10" (4.19m x 3.91m)

First Floor Landing

Bedroom 1

11' 2" x 9' 10" (3.40m x 3.00m)

Bedroom 2

11' 4" x 7' 8" (3.45m x 2.34m)

Bathroom

8' 7" x 5' 0" (2.62m x 1.52m)

Additional Information From Seller

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





Ground Floor



Floor 1



Approximate total area⁽¹⁾

554 ft²
51.6 m²

Balconies and terraces

130 ft²
12.1 m²

Reduced headroom

15 ft²
1.4 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.



Michael Tuck Estate & Letting Agents

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