



MICHAEL TUCK
ESTATE & LETTING AGENTS



27 Broad Leys Road, Barnwood – GL4 3YW

Gloucester

Guide Price **£340,000**

27 Broad Leys Road

Barnwood, Gloucester

Well-presented three DOUBLE bedroom home offers generous living accommodation, a SOUTH WEST FACING rear garden, GARAGE, OFF ROAD PARKING and is perfectly positioned close to a range of local amenities, highly regarded schools and excellent transport links.

The accommodation begins with an entrance hallway leading to a spacious lounge that provides an ideal space to relax and entertain. To the rear of the property is the kitchen, which flows through to the conservatory overlooking the rear garden, creating an additional reception area perfect for year-round enjoyment. Completing the ground floor is a convenient cloakroom and internal access to the garage.

Upstairs, the property benefits from THREE DOUBLE BEDROOMS, offering plenty of space for families, guests or those working from home plus a family bathroom serves all three bedrooms.

Outside, the enclosed SOUTH WEST FACING REAR GARDEN enjoys plenty of afternoon and evening sunshine, making it the perfect place for outdoor dining and entertaining. To the front, the property offers OFF ROAD PARKING and an integral garage.

Broad Leys Road is one of Barnwood's most sought-after residential roads, ideally located within easy reach of local shops, supermarkets, schools, bus routes, Gloucester City Centre and the M5 motorway, making it an excellent choice for commuters and families alike.

Property for sale through Michael Tuck Estate Agents. Approximate rental value of £1,325pcm, please contact Michael Tuck Lettings in Abbeymead



Hallway

Lounge

9' 9" x 16' 5" (2.97m x 5.00m)

Kitchen

13' 6" x 8' 2" (4.12m x 2.49m)

Conservatory

10' 8" x 11' 4" (3.25m x 3.45m)

Cloakroom

Landing

Bedroom 1

9' 10" x 11' 11" (3.00m x 3.63m)

Bedroom 2

8' 1" x 18' 7" (2.46m x 5.66m)

Bedroom 3

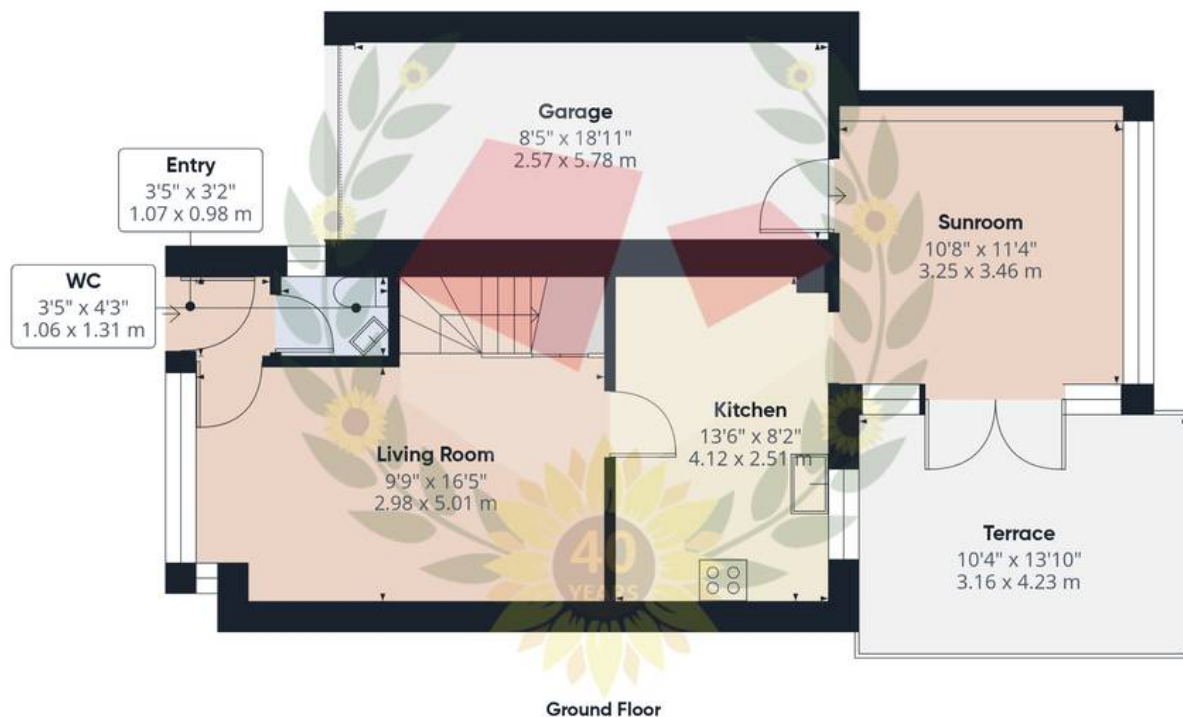
6' 11" x 11' 2" (2.11m x 3.40m)

Bathroom

6' 4" x 5' 4" (1.93m x 1.63m)

Garage





Approximate total area⁽¹⁾

1052 ft²

97.6 m²

Balconies and terraces

144 ft²

13.4 m²

Reduced headroom

17 ft²

1.6 m²

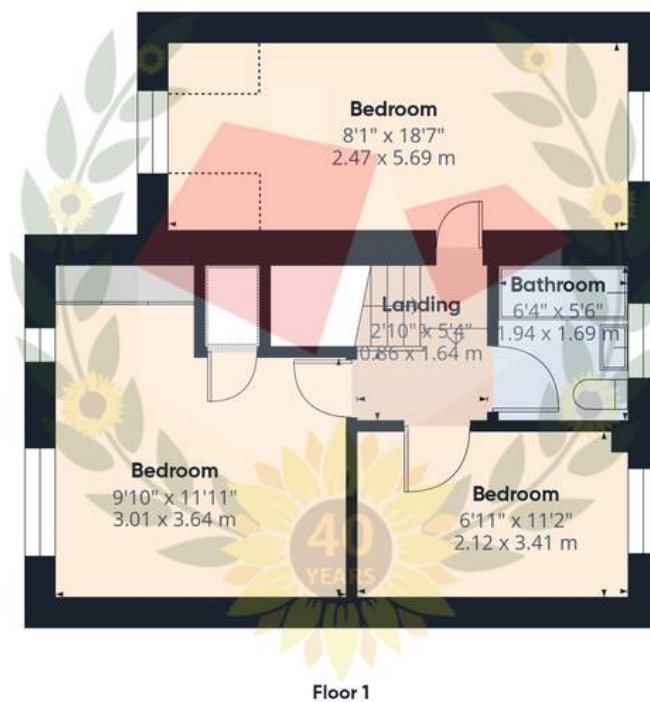
(1) Excluding balconies and terraces

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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