



**Barnwood Avenue
Gloucester
GL4 3DA**

Offers In Excess Of £295,000

bettermove

Barnwood Avenue Gloucester

Bettermove are proud to present this 3 bedroom semi-detached house in Gloucester, available with no forward chain.

This property benefits from double glazing and gas central heating throughout, with off road parking available via the driveway and garage.

The council tax band is C.

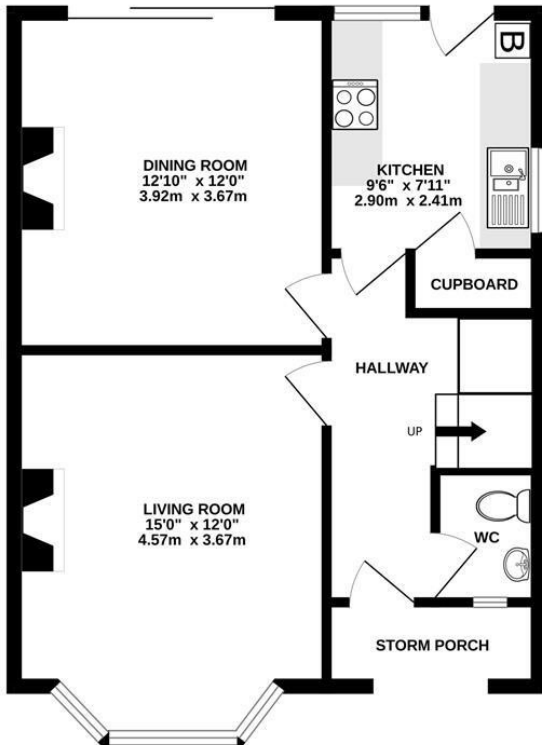
The interior of this well presented property, comprises a spacious living room, dining room, fitted kitchen and WC on the ground floor. The first floor consists of three bedrooms and a newly installed shower room. The exterior boasts a lawned garden to the front, and a private, rear garden, with a garden store, perfect for enjoying the summer months.

Located in the popular city of Gloucester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Gloucester Railway Station, a variety of local bus routes, and quick access to the M5.

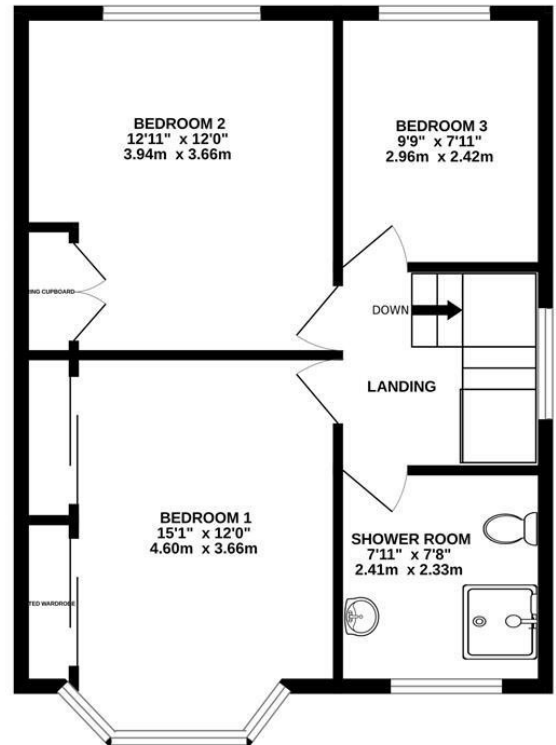
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	83
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	67	80
England, Scotland & Wales		
		EU Directive 2002/91/EC



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk