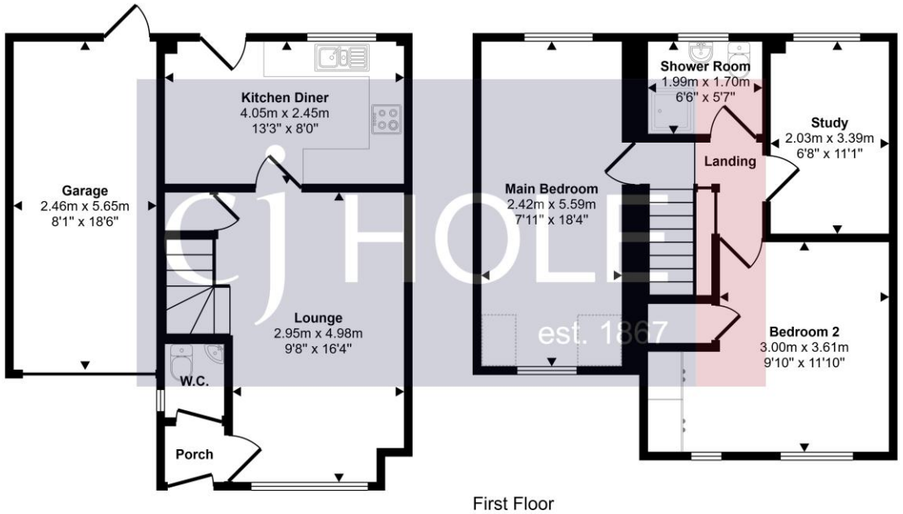
Approx Gross Internal Area
91 sq m / 979 sq ft



Ground Floor
Approx 45 sq m / 489 sq ft

First Floor
Approx 46 sq m / 490 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Additional Information



Hucclecote Sales
5 Silverdale Parade, Hillview Road
Hucclecote, GL3 3LA
t: **01452 619777**
e: hucclecote@cjhole.co.uk

www.cjhole.co.uk

C & T Residential trading as CJ Hole for themselves and for the vendors or lessons of this property whose agents they are given notice that:
(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract;
(ii) no person in the employment of C & T Residential trading as CJ Hole has any authority to make or give any representation or warranty whatever in relation to this property



Dodington Close, Barnwood, GL4

Asking Price: £280,000 Freehold

Offered for sale with no onward chain is this attractive link detached three bedroom property. Situated in one of Barnwoods most sought after areas with excellent access to local amenities and junior schools, this property would make a brilliant family home.

Internally the property briefly consists of an entrance hall, downstairs cloakroom, a cozy living room which leads to the kitchen/dining room that overlooks a West facing rear garden.
Whilst upstairs there are three bedrooms with built-in wardrobes in the master and a family shower room.
To the outside there is an extremely private West facing rear garden, an integral garage with automatic roller door and off street parking.

The property has been lovingly maintained and would benefit from some general updating, while enjoying a convenient location close to Gloucester City Centre and the M5 motorway.

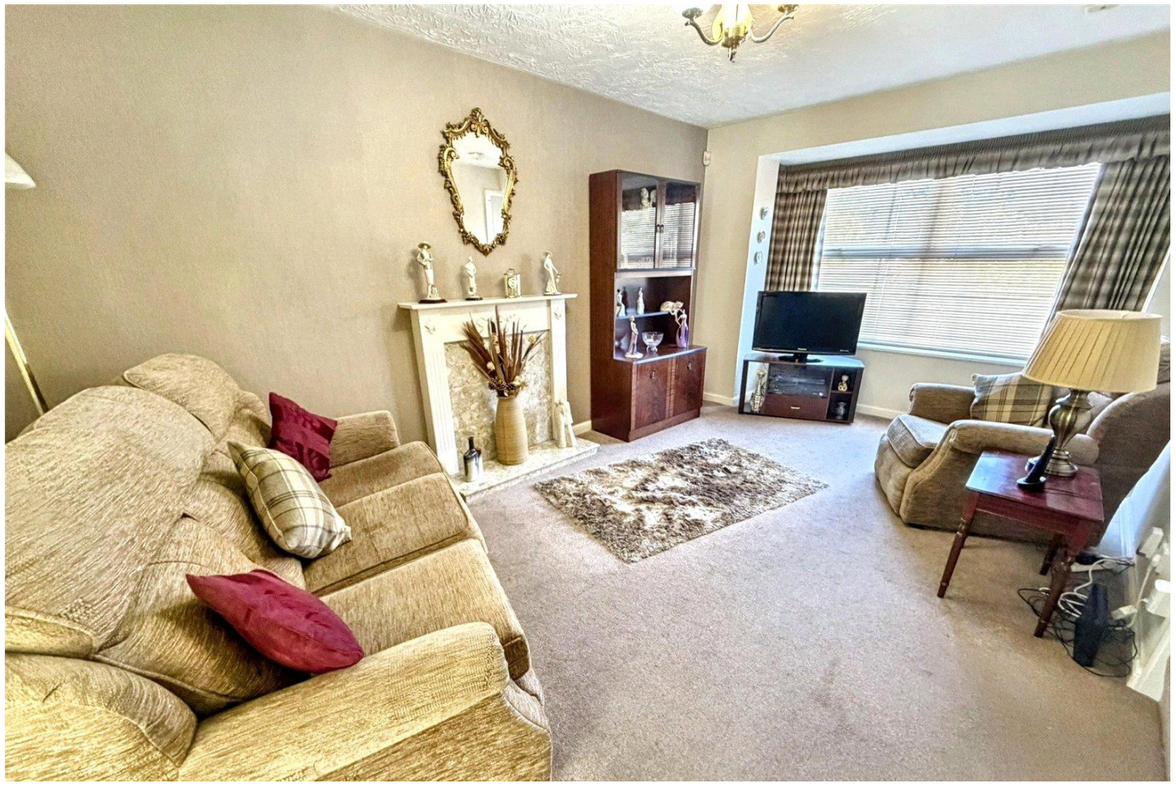
3 2 1 EPC D

Freehold

www.cjhole.co.uk

Dodington Close, Barnwood, GL4

Asking Price: £280,000











Entrance Hall Mattwell, UPVC front door and doors to cloakroom and living room

Cloakroom Low-level WC, wall mounted hand wash basin, radiator, fitted carpet, window to side aspect and consumer unit

Living Room Fitted carpet, feature surround fireplace, UPVC window, stairs to first floor, understairs storage cupboard, radiator and doors to entrance hall and kitchen/dining room

Kitchen/Dining Room Kitchen area: Range of eye and base level units with worktops over, plumbing for washing machine, sink and drainer with mixer tap, built-in electric oven, induction hob with extractor hood over, space for undercounter fridge and UPVC window to rear aspect.
Dining area: Vinyl flooring, single door to living room and UPVC single door to rear garden

Landing Fitted carpet and doors to main bedroom

Main Bedroom Fitted carpet, built-in over stairs airing cupboard, fitted wardrobes with bedside tables to match, two UPVC windows to front aspect and radiator

Bedroom Two Fitted carpet, UPVC dormer window to front aspect, UPVC window to rear aspect and two radiators

Bedroom Three Fitted carpet, radiator and UPVC window to rear aspect

Shower Room Three piece suite consisting of: walk-in shower cubicle, close coupled WC and wall mounted hand wash basin both in vanity unit. UPVC window to rear aspect, radiator and extractor fan



Front Garden Low maintenance front garden, block paved driveway, pathway and step up to front door, small storage cupboard housing the meter boxes and access to garage with electric automatic roller door

Rear Garden West facing garden enclosed by brick wall and fencing, large paved patio and steps down to a small lawn area, well established plant and shrub boarders, single door to kitchen and single UPVC door to garage

Garage Electric automatic roller door to front, power and light connected and UPVC single door to rear garden

Material Information Please use the QR code to open the material information

Council Tax Band C

Referral We always refer sellers to Montpellier Legal, Harvey Baker solicitors or RedKite Law solicitors and The Mortgage Brain. It is your decision whether you choose to deal with Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain. Should you decide to use Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain you should know that we would receive a referral fee of £100 from them for recommending you to them.
We are required by law to conduct anti-money laundering checks on all those selling or buying a property, the initial checks are carried out on our behalf by Lifetime Legal. This costs £55 (incl. VAT) which is paid directly to Lifetime Legal and is non-refundable.

Material Information