

**FOR SALE**



**York Road, Barnwood, Gloucester**

**3 Bedrooms, 1 Bathroom, End Terraced House**

**Asking Price Of £200,000**





## York Road, Barnwood, Gloucester

3 Bedrooms, 1 Bathroom

Asking Price Of £200,000

- Investment only
- Big plot to front, side and rear
- 3 Bedrooms
- 2 Reception rooms
- Kitchen
- EPC – E, CTax -



**DESCRIPTION INVESTMENT ONLY** - In need of modernization - large end plot with potential - chain free 3 bedroom end terrace house with 2 reception rooms, kitchen, bathroom, gas boiler and radiators, with a large plot to the front and side and rear, outside shed, on street parking, EPC - E, CTax - TBC

**HALLWAY** doors to the lounge, dining room and kitchen, stairs to the first floor, window, cupboard

**KITCHEN** fitted kitchen with eye and base units, wall mounted Worcester combi boiler, window and door to the rear, pantry cupboard

**LOUNGE** window to the front, fire place

**DINING ROOM** window to the rear

**LANDING** doors to all room, cupboard, loft access and window to the side

**BEDROOM 1** window to the front

**BEDROOM 2** window to the rear

**BEDROOM 3** window to the rear

**BATHROOM** 3 piece suite, window to the front

**PLOT OUTSIDE** a larger plot with gardens to the front, side and rear offer lots of potential, outside shed

**NOTE** property is at the end of the communal green with on road parking







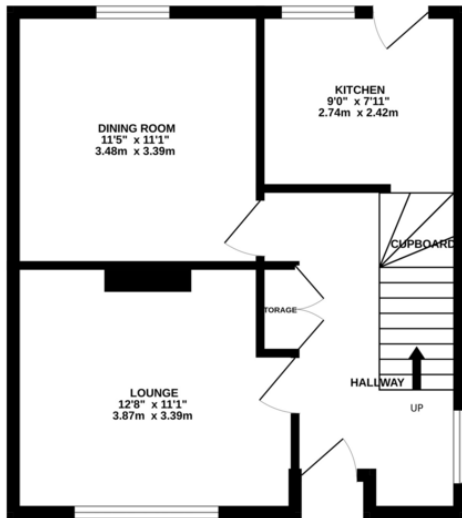
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



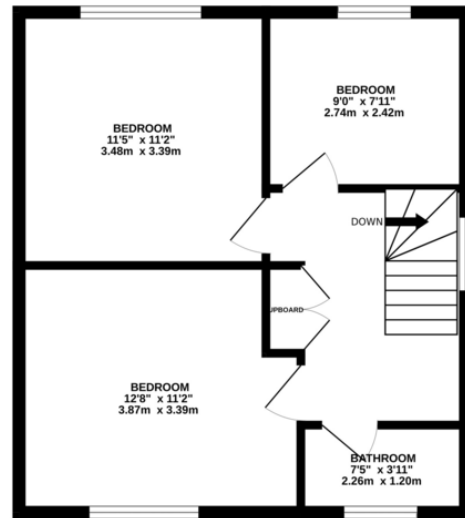




GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.