



Lilliesfield Avenue, Barnwood,  
Gloucester, GL3 3AQ

Freehold

**£420,000**

**39 Lilliesfield Avenue, Barnwood,  
Gloucester, Gloucestershire, GL3 3AQ**

**£420,000**

Freehold. Council Tax Band E



**3 Bedrooms**



**1 Bathrooms**



**3 Receptions**

### Features

- \* No Onward Chain
- \* Sought After Location
- \* Three Double Bedrooms
- \* Enclosed Rear Garden
- \* Corner Plot
- \* Three Reception Rooms
- \* Garage & Off Road Parking
- \* Energy Rating TBC & Council Tax E

### Michael Tuck Estate and Letting Agents

2 Mead Road Abbeymead Gloucester Gloucestershire GL4 5GL

01452 612020

estates.abbeymead@michaeltuck.co.uk

[www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)

### The Property

Extended Three Bedroom Detached Property In Barnwood With No Onward Chain

This fantastic family home is located on the highly sought after Lilliesfield Avenue in Barnwood and is positioned on a spacious corner plot which gives the property further potential and scope! In brief the property comprises of; entrance porch, entrance hall, downstairs cloakroom, kitchen, lounge, dining room, reception room, first floor landing, three double bedrooms, w.c and shower room. Further benefit include; upvc double glazing, modern combination boiler, enclosed rear garden, garage and off road parking!

Property for sale through Michael Tuck Estate Agents. Potential Rental Value of £1,550pcm, please contact Michael Tuck Lettings in Abbeymead for more details. We highly advise a viewing, to Arrange yours call us today on 01452 612020!

### Entrance Porch

### Entrance Hall

**Lounge** 14' 8" x 11' 9" (4.47m x 3.58m)

**Dining Room** 12' 6" x 8' 10" (3.81m x 2.69m)

**Reception** 23' 0" x 12' 1" (7.01m x 3.68m)

**Kitchen** 12' 3" x 8' 8" (3.73m x 2.64m)

### Cloakroom

### First Floor Landing

**Bedroom 1** 14' 8" x 11' 10" (4.47m x 3.60m)

**Bedroom 2** 13' 7" x 8' 11" (4.14m x 2.72m)

**Bedroom 3** 11' 1" x 9' 2" (3.38m x 2.79m)

**Shower Room** 8' 2" x 5' 8" (2.49m x 1.73m)

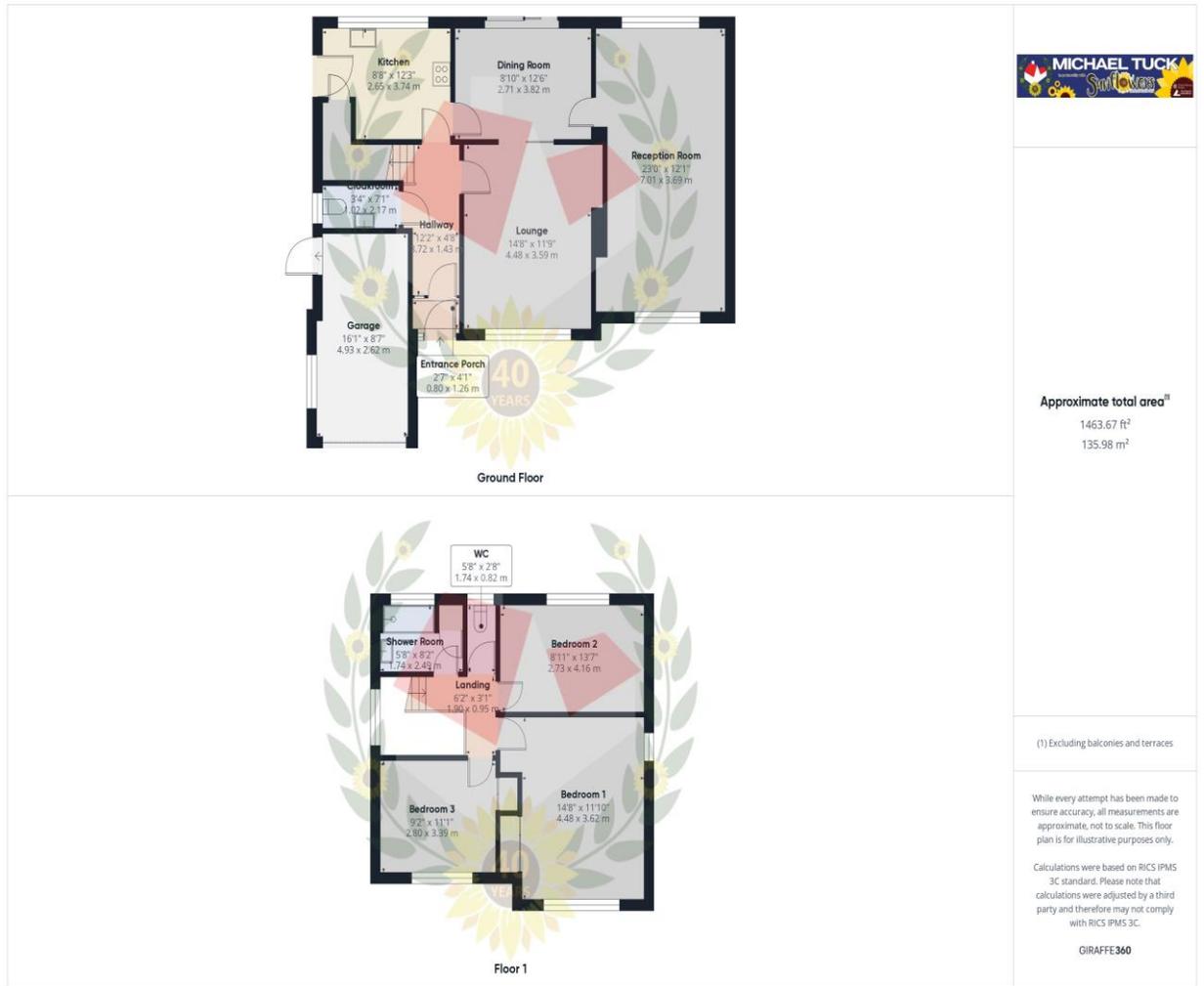
### W.C

**Garage** 16' 1" x 8' 7" (4.90m x 2.61m)









**FOR ILLUSTRATIVE PURPOSES ONLY – NOT TO SCALE**

The position and size of doors, windows, appliances, and other features are approximate only.  
 Unauthorised reproduction prohibited

**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

