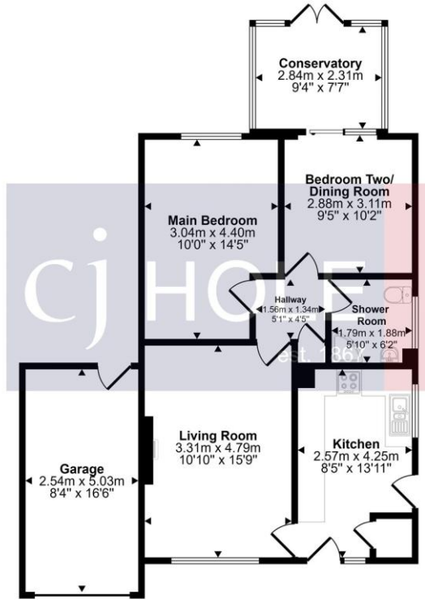
Approx Gross Internal Area
78 sq m / 834 sq ft



Floorplan

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

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(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



Kingstone Avenue, Hucclecote, GL3

Asking Price: £285,000 Freehold

Situated in a popular residential area in Hucclecote is this well presented, chain free, link detached bungalow which benefits from being within easy reach of Sainsbury's supermarket and the main Hucclecote Road with the various amenities it has to offer.

The property briefly consists of a generous size kitchen, living room, two double bedrooms, a conservatory plus a refitted shower room.

To the outside there is a garage, driveway parking and a low maintenance and extremely private rear garden.

The property has been well looked after however would benefit from some general updating throughout.

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Freehold

www.cjhole.co.uk

Kingstone Avenue, Hucclecote, GL3

Asking Price: £285,000











Entrance Hall UPVC frosted window and door to front driveway, large walk-in storage cupboard, laminate flooring, opening to kitchen and door to living room

Kitchen A range of eye and base level units with worktops over, space for gas cooker with extractor hood over, plumbing for washing machine, sink and drainer with mixer tap, space for fridge/freezer, radiator, breakfast bar, opening to entrance hall and UPVC window and door to side aspect

Living Room Fitted carpet, floor to ceiling UPVC window to front aspect, feature surround fireplace, radiator and doors to inner hallway and entrance hall

Inner Hallway Fitted carpet, loft access, airing cupboard housing gas combination boiler and wall mounted Wi-Fi heating thermostat

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

Shower Room Three piece suite consisting of: low-level WC, hand wash basin in vanity unit and large walk-in shower cubicle. Tiled flooring and walls, heated towel rail and UPVC frosted window to side aspect

Bedroom Two/Dining Room Fitted carpet, radiator and aluminium patio doors to conservatory

Conservatory UPVC built, French doors to a rear garden and polycarbonate roof and patio doors to dining room



Front Garden Open plan front garden mainly laid to lawn, block paved driveway, pathway leading to front door and gated side access

Rear Garden Enclosed by timber fencing, paved patio and lawn area, plant and shrub borders, pathway leading to timber built garden shed and the rear door to the garage, and an additional pathway leading to gated access to the driveway and door to kitchen

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