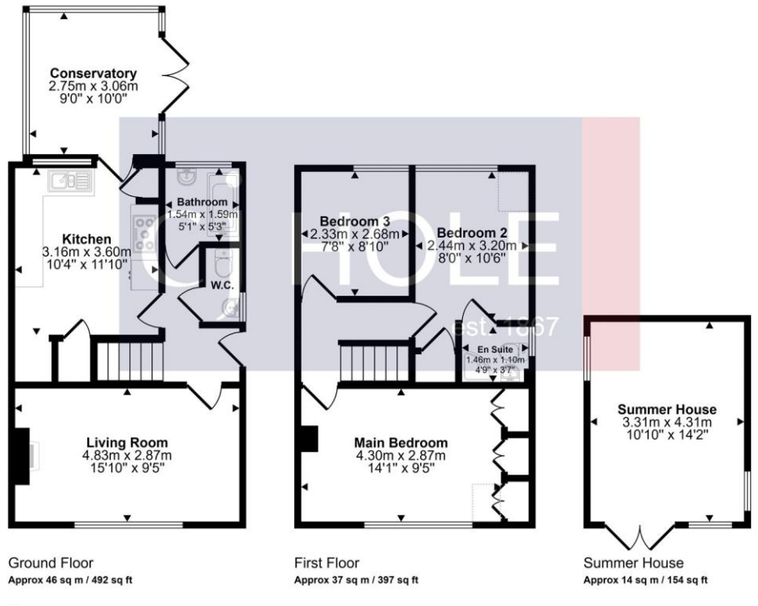
Approx Gross Internal Area
97 sq m / 1043 sq ft



Ground Floor
Approx 46 sq m / 492 sq ft

First Floor
Approx 37 sq m / 397 sq ft

Summer House
Approx 14 sq m / 154 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
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Hucclecote, GL3 3LA
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(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



Barnacre Drive, Hucclecote, GL3

Asking Price: £325,000 Freehold

Presented in excellent condition and situated in the highly sought after location of Hucclecote is this three bedroom semi-detached house.

The property comprises of a welcoming entrance hall, bright and spacious living room, downstairs family bathroom with separate WC, generous sized kitchen and a lovely conservatory.
Upstairs, there are two double bedrooms and a large single bedroom. The second bedroom benefits from a private ensuite, while the main bedroom features bespoke built in wardrobes, providing excellent storage.

Externally, the property boasts a large driveway with ample parking for several vehicles. To the rear is a beautiful, well-maintained garden, complete with a charming summer house, offering an ideal space for relaxing and entertaining.

The property is conveniently located close to a range of local amenities, while also providing easy access to Gloucester City Centre and the M5 motorway, making it an ideal family home.

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Freehold

Barnacre Drive, Hucclecote, GL3

Asking Price: £325,000











Entrance Hall Tiled flooring, radiator, stairs to first floor and doors to living room, downstairs WC, family bathroom and kitchen

Living Room Fitted carpet, UPVC window to front aspect, radiator and gas fireplace

Downstairs WC Closed coupled wc, hand wash basin, tiled flooring and UPVC window to side aspect

Downstairs Bathroom Hand wash basin, freestanding bath, heated towel rail and tiled flooring and walls

Kitchen A range of eye and base level units with worktops over, sink and drainer with mixer tap, gas hob with extractor hood over, plumbing for dishwasher and washing machine, built in eyelevel oven/grill, space for fridge freezer, UPVC window to conservatory, door to understairs cupboard and door to boiler cupboard

Conservatory Laminate flooring, radiator and door to garden and kitchen

Landing Fitted carpet and doors to bedrooms

Main Bedroom Fitted carpet, radiator, UPVC window to front aspect and bespoke built in wardrobes

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

Second Bedroom Fitted carpet, radiator, UPVC window to rear aspect and door to ensuite shower room

Ensuite Shower Room Corner shower cubicle, combined two-in-one hand wash basin and toilet



Front Garden Step up to UPVC front door, block paved driveway, grass area with shrubs and double side opening gates to rear garden

Rear Garden Generous size garden, enclosed by timber fencing, laid to lawn, paved patio, door to conservatory, additional gravel areas and summer house

Summer House Power and light connected

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

Council Tax Band C

Referral We always refer sellers to Montpellier Legal or RedKite Law solicitors and Embrace Financial Services. It is your decision whether you choose to deal with Montpellier Legal or Redkite Law solicitors and Embrace Financial Services. Should you decide to use Montpellier Legal or Redkite Law solicitors and Embrace Financial Services 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