



6 Hillborough Road, Gloucester, GL4 0JQ

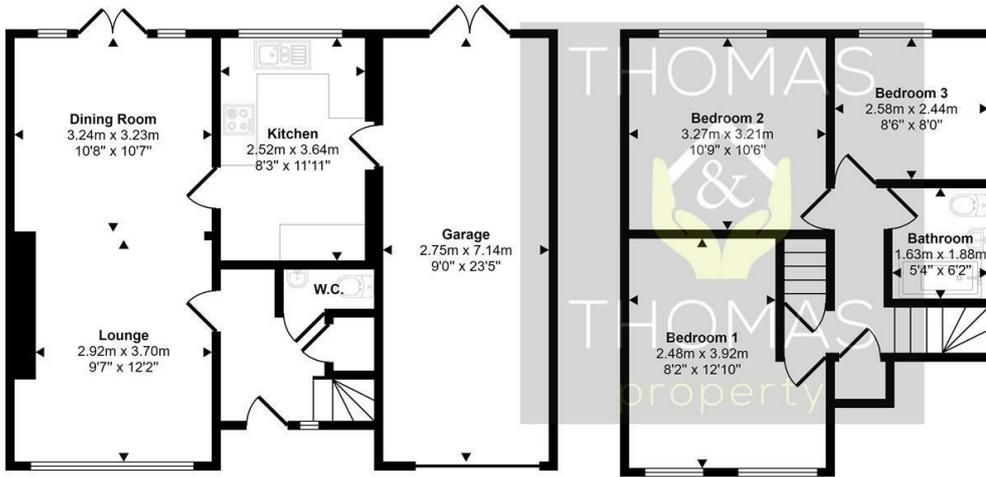
Offers Over £280,000

Set in an elevated position, we are pleased to present for sale this well presented three bedroom family home. The accommodation briefly comprises, an entrance hall, downstairs wc, open plan lounge/dining room and a modern fitted kitchen. Moving upstairs are three spacious bedrooms and a family bathroom. Additionally the loft has been converted which was done under previous ownership. They're currently no building regulations for it to be used as a forth bedroom but it would make an ideal office space or great for storage. WC facilities are also found on this floor

Externally the property offers both front and rear gardens with a garage allowing access from front to back measuring an impressive 23ft and ample driveway parking to the front aspect. A full virtual tour can be found online so please take a walk around and contact us to book your viewing today

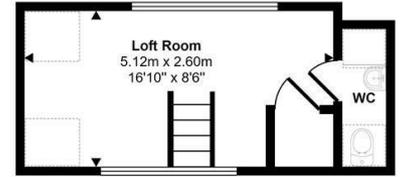
- Three Bedrooms
 - Loft Room
 - Garage
- Driveway Parking
- Elevated Position
- Well Presented

Approx Gross Internal Area
116 sq m / 1248 sq ft



Ground Floor
Approx 61 sq m / 662 sq ft

First Floor
Approx 39 sq m / 421 sq ft



Second Floor
Approx 15 sq m / 165 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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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