



92 Gilpin Avenue

Hucclecote, Gloucester, GL3 3DF

Offers in excess of £250,000



Located in Hucclecote, this property benefits from its proximity to local amenities, schools, and transport links, making it a highly desirable location. The semi-detached bungalow requires general updating throughout however could make a wonderful home for someone.

This property represents a fantastic opportunity to purchase a home in a prime location, without the wait of a property chain. Whether you're a first-time buyer, a family looking for a comfortable living space, or someone seeking a home that offers both privacy and convenience, this bungalow ticks all the boxes.

The accommodation comprises of an Entrance hallway, kitchen, three bedrooms, lounge & bathroom.



Entrance Hallway 10'2" x 2'11" (3.11 x 0.90)

Approached via composite front door, radiator, fuse panel, airing cupboard, fuse panel, power points, stairs to first floor.

Lounge 15'1" x 10'5" (4.62 x 3.20)

Upvc double glazed french doors to rear, television point, two radiator, power points, under stairs storage cupboard.

Kitchen 10'0" x 8'10" (3.05 x 2.70)

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, cooker point, space for further appliances, radiator, tiled flooring, wall mounted Worcester boiler.

Bedroom 1 13'6" x 10'5" (4.12 x 3.20)

Upvc double glazed windows to front, radiator, power points.

Bedroom 2 9'6" x 8'10" (2.90 x 2.71)

Upvc double glazed windows to front, radiator, power points, laminate flooring.

Bathroom 6'9" x 5'5" (2.06 x 1.67)

Upvc frosted double glazed window to side, paneled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, tiled walls, towel rail.

First Floor Landing

Storage cupboard, door too:

Bedroom 3 12'7" x 10'2" (3.84 x 3.12)

Upvc frosted double windows to side, radiator, power points, built in wardrobes.

Rear Garden

An enclosed private garden which is partly paved, mainly laid to lawn.

Garage

Power & lighting.

Tenure

Freehold.

Local Authority

Gloucester City Council- Band C

Services

Mains water, gas, electricity & drainage.

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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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95 Maidenhall, Highnam, Gloucester, GL2 8DJ email: office@mwea.co.uk

GLOUCESTER 01452 682952 FOREST OF DEAN 01594 888624 WWW.MWEA.CO.UK

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