



7 Barrington Drive

Hucclecote, Gloucester, GL3 3BS

Offers in excess of £300,000



We are thrilled to present to the market this inviting three-bedroom semi-detached home, nestled in a sought-after cul-de-sac in Hucclecote. This property is being offered with no onward chain, making it an ideal choice for first-time buyers eager to establish roots in a friendly community. The accommodation comprises of: Entrance hallway, lounge, OPEN PLAN Kitchen/Diner/Family Room, three bedrooms & bathroom. Outside we have an enclosed garden with garage & driveway to side.



Entrance Porch

Approached via Upvc double glazed front door, Upvc double glazed windows to both sides. Door too:

Entrance Hallway

Approached via door, Upvc double glazed window to side, radiator, power points, tiled flooring, stairs to first floor, doors to lounge & kitchen/diner/family area.

Lounge

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

Open Plan Kitchen/Diner/Family Area

Upvc double glazed window & door to rear, eye & base level units with roll edge work tops, electric double oven with separate gas hob & hood, space for appliances, tiled flooring, radiator, tiled flooring, recessed down lights.

First Floor Landing

Upvc double glazed window to side, access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bathroom

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

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn. Cold water tap.

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			81
(69-80) C			
(55-68) D		61	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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