



R B WALTERS ESTATE AGENTS

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## Dinglewell, Hucclecote, Gloucester, GL3 3HP.

Use This Section to Record Your Own Personal Property Notes

**Off Road Parking for Numerous Vehicles**

**Large Rear Garden and Raised Patio**

**Utility Room**

**Walking Distance to Local Schools**

**Garage/Workshop**

**Three Good Size Bedrooms**

**Superfast Broadband Available**

**Convenient for Everyday Amenities**

**£315,000**

# Dinglewell, Hucclecote, Gloucester, GL3 3HP.

£315,000

This property provides OFF ROAD PARKING for NUMEROUS VEHICLES, a GARAGE/WPRKSHOP and exceptionally LARGE REAR GARDEN and is located in a sought after area within walking distance of good schools and everyday facilities.

In the popular Dinglewell area, close to the school, this spacious 1940's semi detached house has a 24ft living room, kitchen and separate utility room along with 3 good size bedrooms and a bathroom. Outside the front drive provides parking for 3 cars and a side gate gives access to a further area of off road parking. There is also a garage/workshop. The rear garden is particularly large and mainly laid to lawn with a good size raised patio.

## Services

- Mains Gas Central Heating
- Electric
- Mains Water (Not metered)
- Mains Drainage
- Superfast Fibre Broadband Available

## Entrance Hall

**Living Room** 24' 0" x 11' 10" (7.31m x 3.60m)

**Kitchen** 8' 10" x 6' 6" (2.69m x 1.98m)

**Utility Room** 7' 4" x 6' 10" (2.23m x 2.08m)

## First Floor Landing

**Bedroom** 11' 10" x 11' 6" (3.60m x 3.50m)

**Bedroom** 11' 10" x 10' 10" (3.60m x 3.30m)

**Bedroom** 7' 1" x 7' 1" (2.16m x 2.16m)

## Bathroom

## OUTSIDE


**Off Road parking for Several Cars**

**Additional Driveway Behind Gates**

**Garage/Workshop**

**Large Rear Garden and Patio**

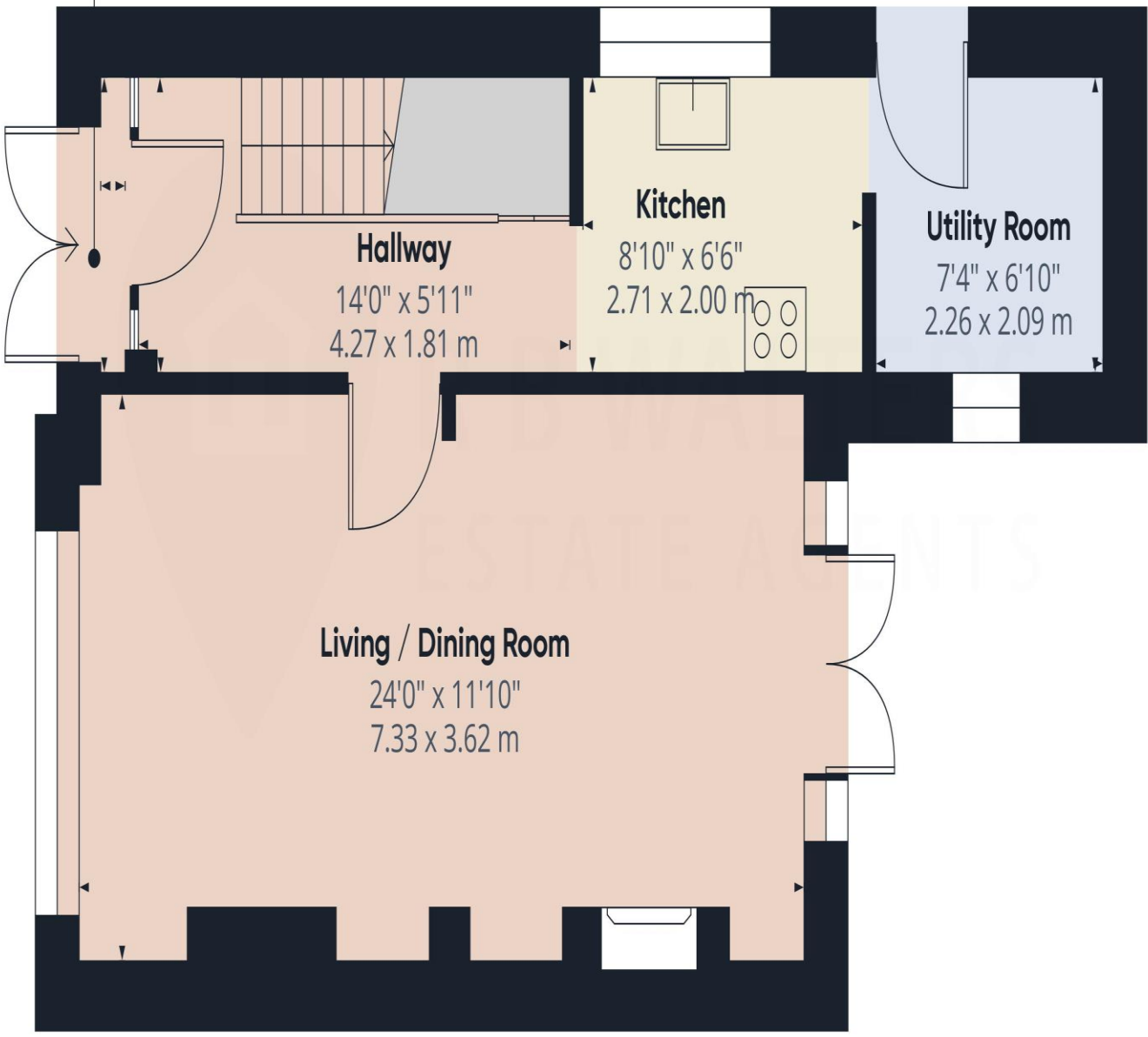
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Entry**  
1'4" x 5'7"  
0.41 x 1.71 m



Approximate total area<sup>10</sup>

482.1 ft<sup>2</sup>

44.79 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor