



R B WALTERS ESTATE AGENTS

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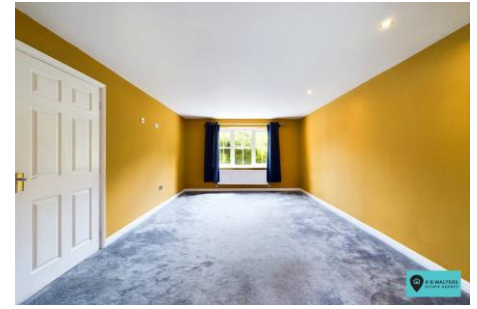
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Hathorn Road, Hucclecote, Gloucester, GL3 3UH.

Use This Section to Record Your Own Personal Property Notes -



Chain Free

En Suite

Converted Garage

Corner Plot

Parking for 3/4 Cars

Four Bedrooms

Utility Room

Large Kitchen

Private Rear Garden

Popular Residential Area Close to M5

Guide Price £425,000

Offered for sale with no onward chain and having had the garage converted to create additional ground floor living space this well presented property is conveniently located with good access to the M5, Gloucester Business Park and the A417.

This spacious detached home is situated on a corner plot in this popular residential area and has a good size lounge with double doors into the large kitchen which has feature central island and an extensive range of cupboards and worktop space. The garage was converted and now offers ideal office space, play room or additional sitting room and there is a utility and ground floor cloakroom. Upstairs there are four generous bedrooms, three of which have built in wardrobes and there is an en suite to the master and a family bathroom.

The front drive provides ample parking for 3/4 cars and the rear garden enjoys a good degree of privacy and is mainly laid to lawn.

- Services
- Gas Central Heating
- Mains Electric
- Mains Water (metered)
- Mains Drainage
- Superfast Fibre Broadband Available

Entrance Hall

Lounge 16' 6" x 10' 8" (5.03m x 3.25m)

Kitchen 20' 7" x 10' 0" (6.27m x 3.05m)

Office/Playroom/Sitting Room 16' 1" x 7' 8" (4.90m x 2.34m)

Utility Room 5' 10" x 5' 3" (1.78m x 1.60m)

Cloakroom

First Floor Landing

Bedroom 13' 9" x 11' 4" (4.19m x 3.45m)

En Suite Shower Room

Bedroom 14' 1" x 8' 1" (4.29m x 2.46m)

Bedroom 11' 2" x 8' 0" (3.40m x 2.44m)

Bedroom 11' 1" x 7' 6" (3.38m x 2.28m)


Bathroom

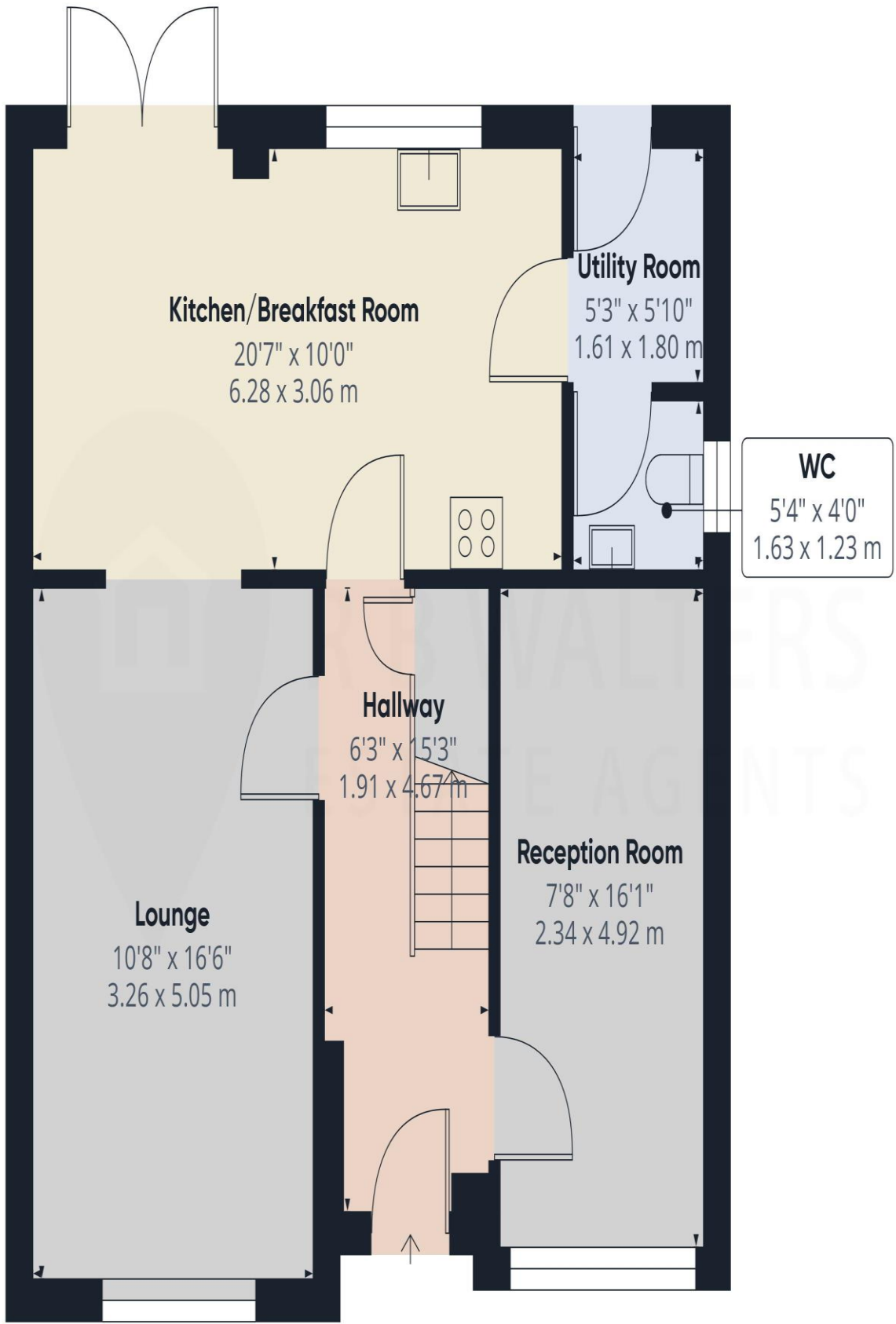
OUTSIDE

Driveway Parking for 3/4 Cars

Rear Garden

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor

Approximate total area⁽¹⁾

666.76 ft²

61.94 m²

(1) 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.