



R B WALTERS
ESTATE AGENTS



*Hathorn Road Hucclecote
Gloucester GL3 3UH*

Guide Price £400,000

UNEXPECTEDLY RE-AVAILABLE - 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 with a pleasant outlook 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, playroom 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.

Gas Central Heating

Mains Electric

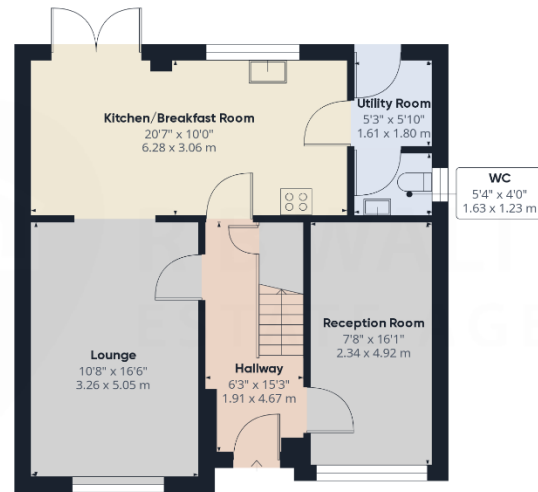
Mains Water (metered)

Mains Drainage

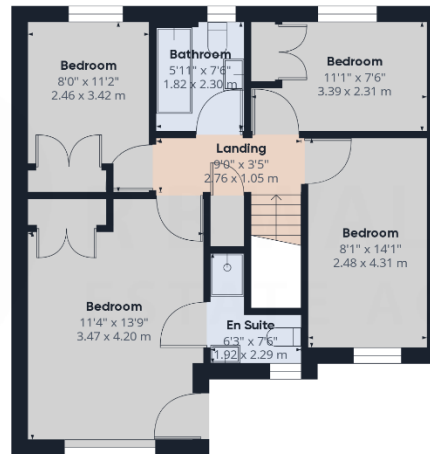
Superfast Fibre Broadband Available







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1254.46 ft²

116.54 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.

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