



R B WALTERS
ESTATE AGENTS



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*Elmgrove Road, Hucclecote, Gloucester,
Gloucestershire, GL3 3RH.*

Offers in the Region Of

A spacious family home with a good size rear garden which offers almost total privacy and the added benefit of a utility room and workshop.

This semi-detached house offers well-proportioned rooms with a generous kitchen/diner, living room, and utility room on the ground floor and then three comfortable bedrooms and a bathroom upstairs. The useful workshop can be accessed directly from the utility room and there is off road parking at the front.

Located in a popular residential area close to the local school and just a short walk to the centre of Hucclecote where you will find all your everyday amenities. A main bus route serves the surrounding area of Gloucester and Cheltenham and the M5 motorway, hospital and train station are all easily accessible.

Services

Mains Gas Central Heating

Electric

Mains Water and Drainage

Full Fibre Broadband Available

Entrance Porch

Hallway

Living Room

14' 11" x 11' 8" (4.54m x 3.55m)

Kitchen/Diner

22' 0" x 8' 9" (6.70m x 2.66m)

Utility Room

12' 11" x 6' 1" (3.93m x 1.85m)

Workshop

9' 9" x 7' 1" (2.97m x 2.16m)

First Floor Landing

Bedroom

11' 11" x 11' 9" (3.63m x 3.58m)





Bedroom

13' 11" x 8' 9" (4.24m x 2.66m)

Bedroom

9' 10" x 8' 9" (2.99m x 2.66m)

Bathroom

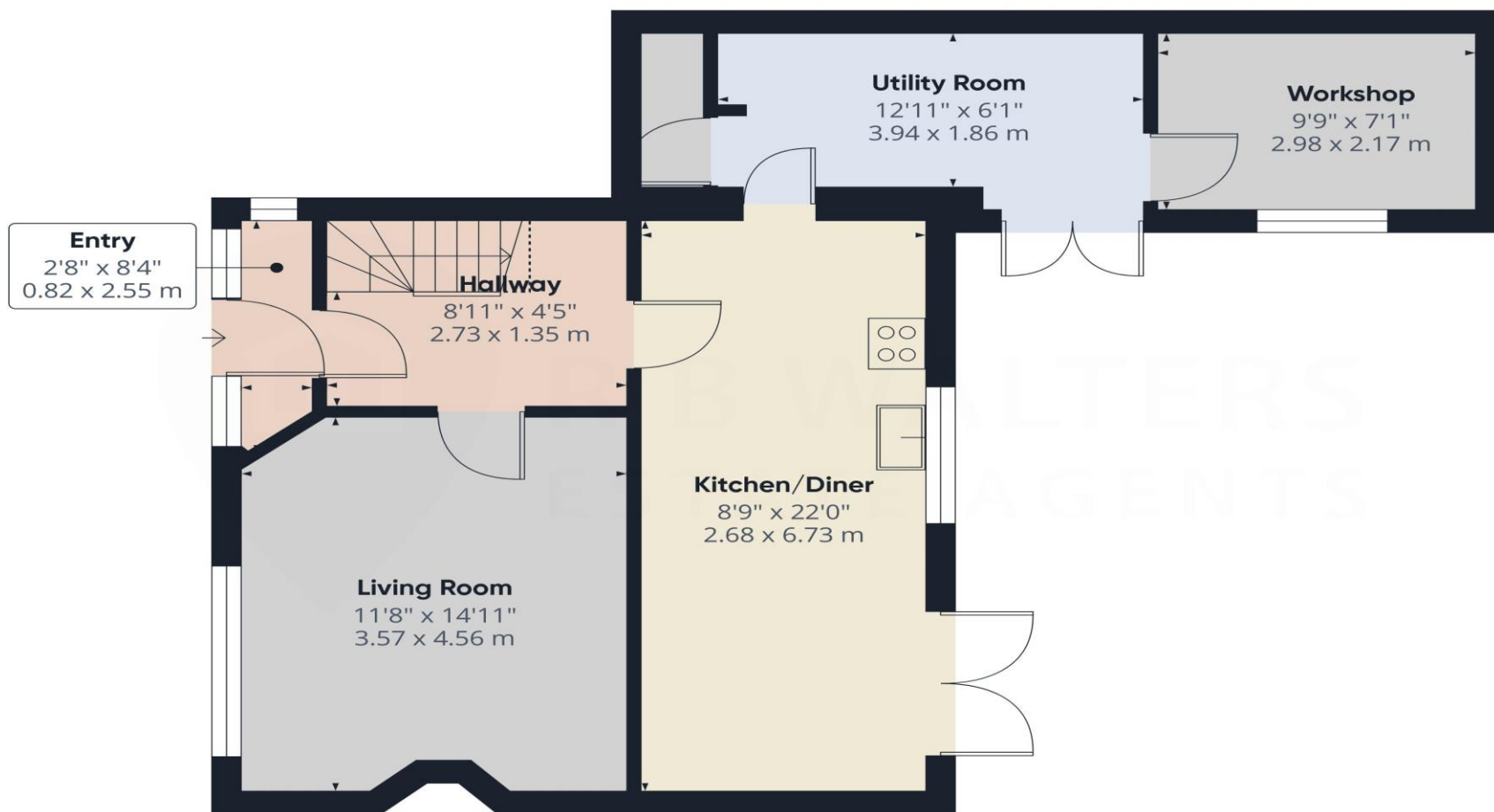
7' 10" x 5' 4" (2.39m x 1.62m)

OUTSIDE

Off Road Parking

Rear Garden





Ground Floor

Approximate total area⁽¹⁾

625 ft²
58 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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