



25 Ellesmere Close, Hucclecote, Gloucester, Gloucestershire, GL3 3DH

£265,000

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Farr & Farr Sales Lettings 

25 Ellesmere Close, Hucclecote,
Gloucester, Gloucestershire, GL3
3DH

£265,000

This three-bedroom property, in need of some internal improvements, is tucked away in a quiet corner of Hucclecote, close to local amenities, good local schools and easy access to Cheltenham, Gloucester and the M5.

A charming pathway and mature borders lead you into a spacious entrance hall that opens into a large living room to the front of the property. At the rear, a dining room and spacious kitchen leads onto the attractive garden.

Three bedrooms sit on the first floor with a large bathroom. Ellesmere is heated by gas and has a newly installed Worcester boiler, making this a lovely family home in a desirable area.

NO ONWARD CHAIN

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Entrance Hallway

Double glazed UPVC front door with obscured glass and side panel. Radiator. Carpet flooring. Fuse box. Wall thermostat. Under stairs storage cupboard.

Sitting Room 15' 0" x 11' 11" (4.57m x 3.63m)

Carpet flooring. Double glazed window to front. Radiator. Gas fireplace with attractive surround. Glazed sliding doors to:-

Dining Room 13' 3" x 8' 6" (4.04m x 2.59m)

Carpet flooring. Wall up lighters. Radiator. Double glazed door to rear. Entrance to:-

Kitchen 16' 4" x 8' 6" (4.97m x 2.59m)

Vinyl flooring. Partly tiled walls and wood panelling. Double glazed window and door to rear garden. Radiator. White undercounter cupboards and wall cabinets with laminate worktop over. Stainless steel sink with draining board. Space for washing machine and fridge freezer. Large larder cupboard.

First Floor Landing

Access to loft. Double glaze window to side. Airing cupboard containing boiler new Worcester boiler.

Bedroom One 12' 10" x 9' 11" (3.91m x 3.02m)

Carpet flooring. Radiator. Double glazed window to rear.

Bedroom Two 9' 11" x 9' 0" (3.02m x 2.74m)

Carpet flooring. Radiator. Double glazed window to front.

Bedroom Three 10' 10" x 7' 2" (3.05m x 2.18m)

Radiator. Carpet flooring. Double glazed window window to rear.

Family Bathroom

Pink bathroom suite. WC. Wash hand basin. Bath. Mira power. Shower. Handrail. Partly tiled walls. Vinyl flooring. Radiator. Double glazed window to front.

Front External

Pathway to front door. Laid to grass with mature shrubs and plant borders. Entrance to garage. Water butt.

Garage 18' 8" x 8' 11" (5.69m x 2.72m)

Up and over door. Side door.

Rear Garden

Laid to lawn with pathway to garden shed. Fence surround. Mature plants, shrubs and bushes. Side access to front. Gas and electricity metres.

Agents Note

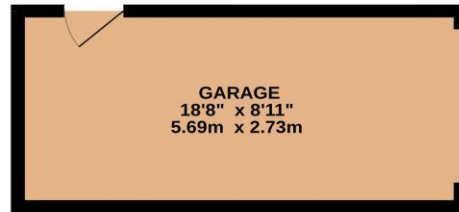
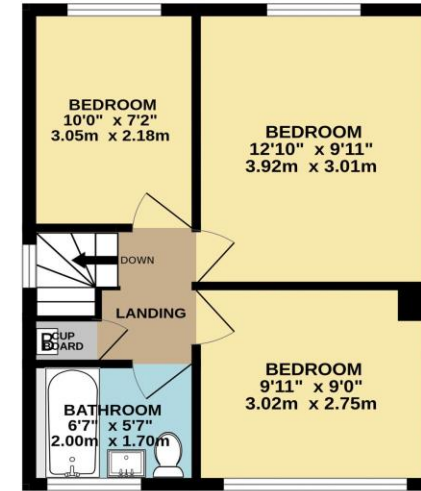
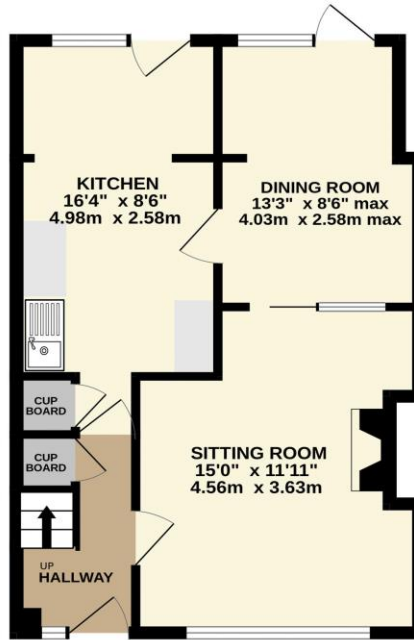
EPC: D Council Tax: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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