



38 Carisbrooke Road, Hucclecote, Gloucester, Gloucestershire, GL3 3QR

£659,950

 | 4

 | 3

 | 2

  
**Farr & Farr** Sales Lettings 

**38 Carisbrooke Road, Hucclecote,  
Gloucester, Gloucestershire, GL3  
3QR**

**£659,950**

**A LOVELY 1930's DETACHED HOUSE IN  
ONE THIRD OF AN ACRE OF GARDENS  
THAT HAS BEEN IN THE SAME FAMILY  
FOR 40 YEARS BUT NOW IN NEED OF  
SOME INTERNAL UPGRADING**

Carisbrooke Road is a very popular residential road of predominantly individual detached family homes situated approximately 2 1/2 miles to the east of city centre. All of Hucclecote's facilities are within easy reach, good local schools are close by and access to Cheltenham and the M5 is only a short drive.

Number 38 has been in the same family for some 40 years and offers large accommodation retaining many of its original character's.

All rooms are a good size, there is an impressive hall and landing. To the exterior, the gardens and grounds extending in all to approximately a third of an acre, well and maturely landscaped and benefit from a large drive to the front with ample parking and turning areas as well as a garage

**NO ONWARD CHAIN**

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**LARGE PORCH**

Tiled floor and oak front door to:-

**ENTRANCE HALL**

Of a good size. Oak Stripped floor. Staircase to landing. Double radiator. Wall light point.

**SITTING ROOM** 19' 0" x 13' 0" (5.79m x 3.96m)

Lovely stone fireplace with coal effect gas fire. Windows to the side and to the front. Oak stripped floor. Two radiators. Glazed double doors to:-

**SUMMER ROOM** 8' 2" x 12' 2" (2.49m x 3.71m)

Tiled floor. Radiator. Single glazed sliding doors to terrace and garden.

**STUDY** 8' 0" x 5' 6" (2.44m x 1.68m)

Built-in furniture including worktop, cupboards and drawers. Door to:-

**CLOAKROOM/UTILITY**

Low-level WC. Wash hand basin. Worktops with cupboards below and above. Plumbing for washing machine.

**DINING ROOM** 16' 0" x 13' 0" (4.87m x 3.96m)

Contemporary hole in the wall style fireplace (closed) in marble. Double radiator. Bay windows to the front. Window to the side. Picture rails.

**KITCHEN/BREAKFAST AREA** 15' 8" x 13' 0" (4.77m x 3.96m)

Breakfast area with fireplace and crockery cupboards to one side. Large window overlooking the garden. Unit divide to kitchen area with one and a half bowl sink unit with taps, cupboards and drawers below. Base units. Part tiled walls. Built-in Bosch double oven with four ring hob and extractor hood. Plumbing for dishwasher. Spotlights. Walk in pantry with shelving. Quarry tile flooring. Door to covered area with boiler room with Worcester Bosch gas fired central heating boiler and access to the garage.

**FIRST FLOOR**

**LANDING**

Of a very good size with double radiator. Window to the front and side. Double airing/linen cupboard with store cupboards above.

**BEDROOM 1** 12' 0" x 11' 4" (3.65m x 3.45m)

Bay window to the front. Window to the side. Double radiator. Two wall light points. Built-in triple and double wardrobe cupboards.

**ENSUITE**

Shower cubicle with stainless steel controls. Pedestal wash hand basin. Low level WC. Part tiled walls. Inset ceiling spotlights.

**BEDROOM 2** 13' 0" x 12' 4" (3.96m x 3.76m)

Into bay. Radiator. Built in wardrobe cupboards.

**BEDROOM 3** 13' 0" x 10' 0" (3.96m x 3.05m)

Into square bay. Radiator. Built-in wardrobe cupboards.

**BEDROOM 4** 15' 0" x 11' 0" (4.57m x 3.35m)

Two double built in wardrobe cupboards. Radiator.

**BATHROOM**

Recent white suite of panelled bath with stainless steel mixer taps and folding screen. Low level WC with concealed cistern. Vanity unit unit with wash hand basin and cupboards below. Fully tiled walls. Heated towel rail in stainless steel.

**EXTERIOR**

Front gardens, very private, beautifully landscaped and laid predominantly to brick paviour drive with ample parking and turning areas. High hedges to the front giving a good deal of privacy with mature mixed and ornamental trees and wide side (wide enough for a car). Rear gardens extending to approximately one third of an acre with large full width paved terrace. Outside tap. Low flower beds with retaining walls to lawns. Rocky, shrub beds and bushes. Trees, wall and trellis divide to second area of garden, again with lawns and large productive vegetable area. Greenhouse poly tunnel and garden shed. Silverbirch and conifer trees.

**GARAGE** 16' 8" x 9' 3" (5.08m x 2.82m)

Up over the door. Window to the side. Loft area, ideal for storage, power and light.

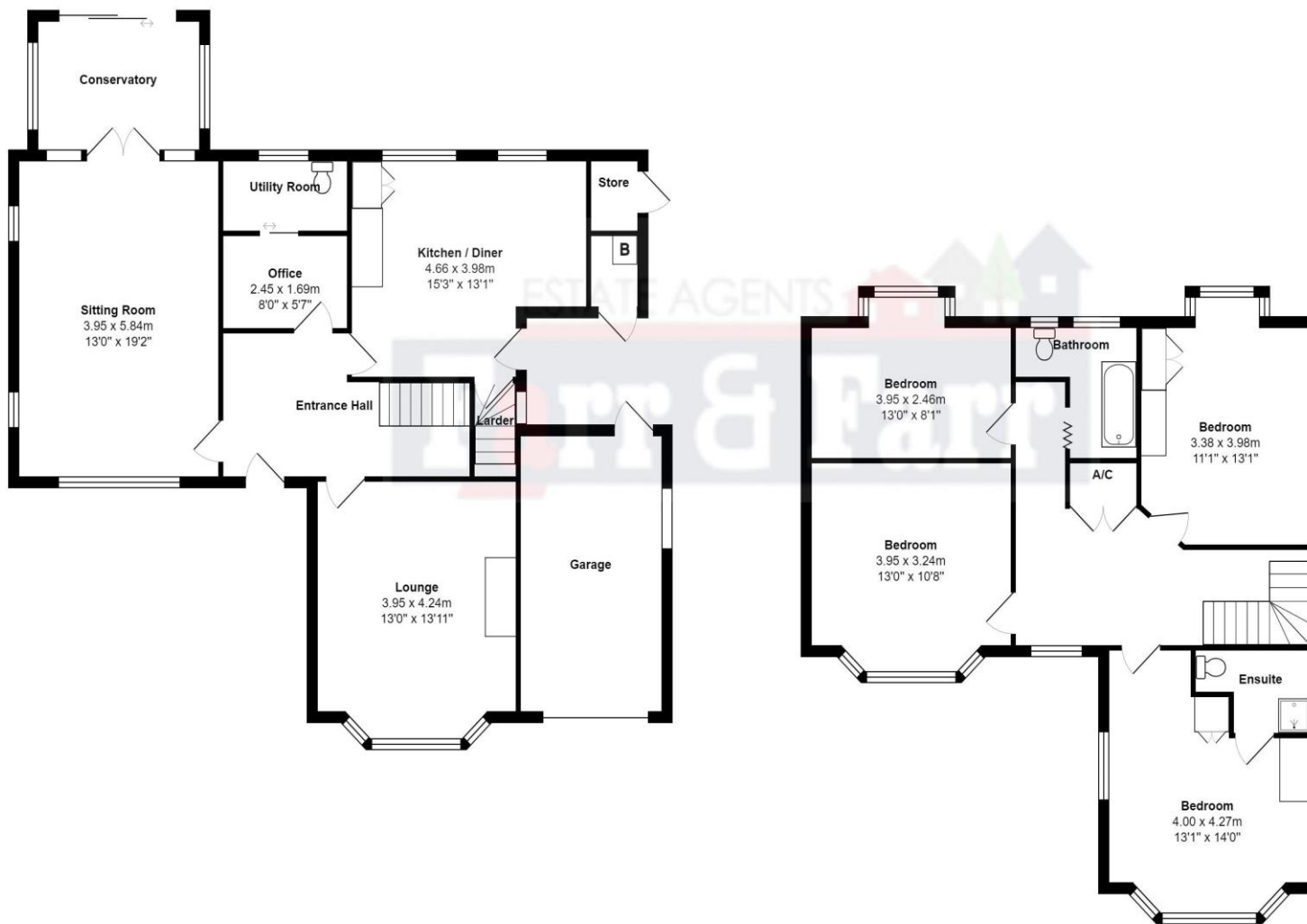
**AGENTS NOTE**

COUNCIL TAX: F EPC: D-68

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		







Approx Total Area: 184.8 m<sup>2</sup> ... 1990 ft<sup>2</sup>

Drawn by: www.gloucesterenergysolutions.co.uk.  
 This plan is for layout guidance only. Not drawn to scale, unless stated.  
 Windows and door openings are approximate.  
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.

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.

**City Centre**

2a Worcester Street  
 Gloucester GL1 3AA  
 ☎ 01452 500025  
 ✉ enquiries@farrandfarr.co.uk

**Hucclecote**

50 Hucclecote Road  
 Gloucester GL3 3RT  
 ☎ 01452 613355  
 ✉ hucclecote@farrandfarr.co.uk

**Longlevens**

125 Cheltenham Road  
 Gloucester GL2 0JQ  
 ☎ 01452 380444  
 ✉ longlevens@farrandfarr.co.uk

**Lettings**

40 Oxstalls Way  
 Gloucester GL2 9JQ  
 ☎ 01452 238298  
 ✉ lettings@farrandfarr.co.uk