



14 Parkwood Crescent, Hucclecote, Gloucester, GL3 3JG

£299,500

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**Farr & Farr** Sales & Lettings 



**14 Parkwood Crescent, Hucclecote,  
Gloucester, GL3 3JG**

**£299,500**

**A 1950's SEMI DETACHED BUNGALOW IN  
BEAUTIFUL CONDITION THROUGHOUT SET  
ON A LARGE CORNER PLOT**

Parkwood Crescent is small residential road on the edge Hucclecote in a convenient position. Good local shops, facilities and transport services are all within easy reach and access to the M5 is only a short drive.

Number 14 is situated in a small cul-de-sac, has the benefits of being in excellent condition throughout and sits on a large plot with parking for several cars and a very private rear garden that widens and a detached 30' garage.

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

UPVC double glaze front door to:-

**ENTRANCE HALL**

High-quality flooring. Meter cupboard. Access to loft.

**LOUNGE/DINER 13' 2" x 20' 7" (4.01m x 6.27m)**

Fireplace with coal effect electric fire. Coved ceiling. Wall light points. Double and single radiator. UPVC double glazed sliding patio doors to terrace and garden.

**KITCHEN 10' 8" x 8' 5" (3.25m x 2.56m)**

Inset single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Part tiled walls. Tiled floor. Built-in Belling double oven with four ring Neff hob and extractor hood. Space for fridge. Plumbing for washing machine. Broom cupboard. Double radiator. UPVC double glazed door to garden.

**BEDROOM 1 14' 9" x 10' 6" (4.49m x 3.20m)**

Radiator. Range of two double wardrobe cupboards with over bed cupboards and matching dressing table unit.

**BEDROOM 2 11' 0" x 10' 3" (3.35m x 3.12m)**

Radiator. Range of built-in wardrobe cupboards with bedside drawers and cupboards above.

**SHOWER ROOM**

Fully tiled walls, shower cubicle with Mira Electric shower and glazed screen. Vanity unit with wash hand basin and cupboards below. Low level WC with concealed system. Vinyl floor. Vertical heated towel rail/radiator.

**EXTERIOR**

Front gardens of a good size and laid to driveway with parking for five/six cars with gravelled area for ease of maintenance. Mature bushes.

Gated side access to rear.

Rear gardens of a very good size and completely private. Well landscaped with two large areas of terrace. Rockery, waterfall and fishpond. Flower and shrubs. Central lawn with close boarded fencing and beech trees forming the boundary.

**GARAGE 22' 0" x 10' 0" (6.70m x 3.05m)**

Up and over door. Power. Light. Window. Personnel door and door to:-

**WORKSHOP 6' 0" x 10' 0" (1.83m x 3.05m)**

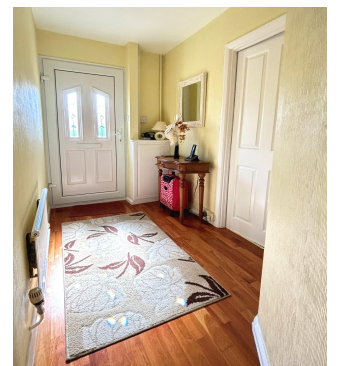
Light. Window to the rear.

**AGENTS NOTE**

EPC: TBC

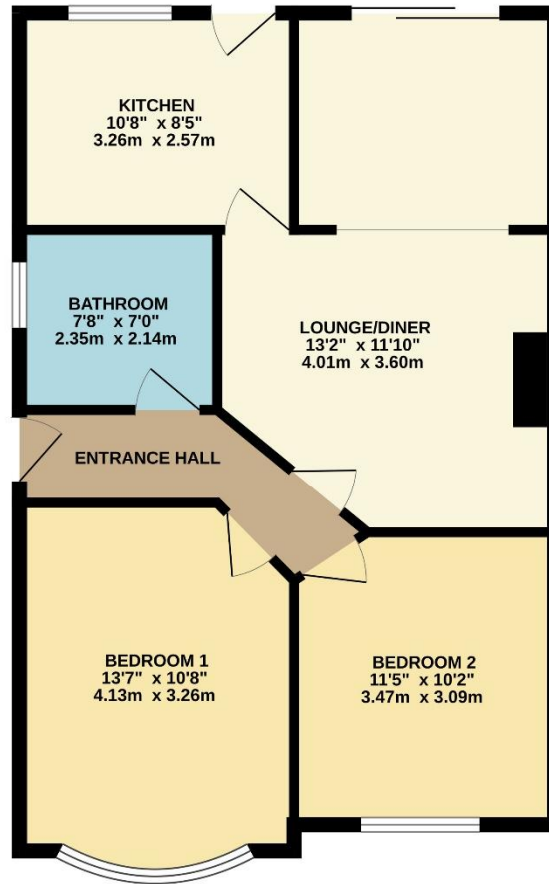
COUNCIL TAX: C







GROUND FLOOR



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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