



9 Grierson Close, Hucclecote, Gloucester, GL3 3UF

£395,000

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**Farr & Farr** Sales Lettings 

**9 Grierson Close, Hucclecote,  
Gloucester, GL3 3UF**

**£395,000**

**A VERY WELL MAINTAINED AND  
SURPRISINGLY GOOD SIZED DETACHED  
FAMILY HOME IN THIS VERY POPULAR AND  
QUIET POSITION**

Grierson Close is a very popular and quiet road on this sought after development. Gloucester city centre is approximately 3 miles to the west, Cheltenham is easy access to the east, local shopping is close by and access to the M5 is almost on the doorstep. Number 9 offers very good size 3 bedroom accommodation that is well planned and highly practical throughout. Benefits include the master having its own dressing area as well as a newly fitted ensuite shower room, both bedrooms two and three are doubles. To the ground floor there is a large sitting room with adjoining dining room both overlooking the garden as well as a well fitted kitchen, utility and cloakroom. To the exterior there is ample parking to the front, garage and gardens to the rear.

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**LARGE ENTRANCE PORCH**

UPVC double glazed double front doors. High-quality tiled floor. Window to the side. Inset ceiling spotlight. Door to:-

**ENTRANCE HALL**

Radiator. Staircase to landing. Alarm controls.

**CLOAKROOM**

Wash hand basin. Low level W.C. Tiled floor. Radiator. Extractor fan.

**SITTING ROOM 15' 2" x 11' 6" (4.62m x 3.50m)**

Two radiators. Ceiling beams. Inset ceiling spotlights. TV point. Arch to:-

**DINING ROOM 9' 3" x 9' 3" (2.82m x 2.82m)**

Double radiator. Ceiling beam. Two light points. UPVC double glazed French doors to terrace and garden.

**KITCHEN 9' 2" x 9' 5" (2.79m x 2.87m)**

Inset 1 and 1/2 bowl drainer sink unit with mixer taps. Cupboards and drawers. A range of wall and base units with worktops. Built in oven with gas hob and concealed extractor hood. Glass fronted crockery cupboards. Space for an American style fridge freezer. Built-in dishwasher. Spotlights. Door to:-

**UTILITY ROOM 5' 5" x 5' 3" (1.65m x 1.52)**

Radiator. Inset single drainer stainless steel sink unit. Worktops with cupboards below. Plumbing for washing machine. Wall cupboards and shelving. Gas fired central heating boiler. Door to garden.

**FIRST FLOOR**

**LANDING**

Radiator. Access to loft. Cupboard with factory lagged cylinder.

**BEDROOM 1 12' 6" x 12' 6" (3.81m x 3.81m)**

Radiator. Arch to **Dressing area**. Double wardrobe cupboards.

**ENSUITE**

Shower (to be newly fitted) with shower screen. Wash hand basin. Low level WC. Vertical heating towel rail/radiator. Ceiling spotlights. Extractor fan. Panelled walls.

**BEDROOM 2 9' 2" x 11' 9" (2.79m x 3.58m)**

Radiator.

**BEDROOM 3 8' 5" x 8' 7" (2.56m x 2.61m)**

Radiator.

**BATHROOM**

Beautifully finished with double ended panel bath with central mixer taps and Mira shower. Glazed folding screen. Pedestal wash hand basin. Low level WC. Fully tiled walls with matching tiled floor. Vertical heated towel rail/radiator. Inset ceiling spotlights. Extractor fan.

**EXTERIOR**

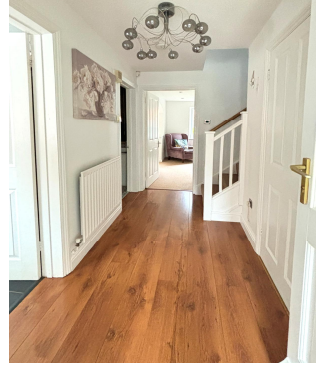
Front gardens, very well landscaped with parking for 3 cars. Low hedging and lawns. Additional gravel area to the side. Outside lights. Gated side access. Rear gardens, well landscaped with terrace lawns and bed borders. Area of Astro Turf, concealed by high close boarded fencing giving a good deal privacy. Outside security light. Tap.

**GARAGE**

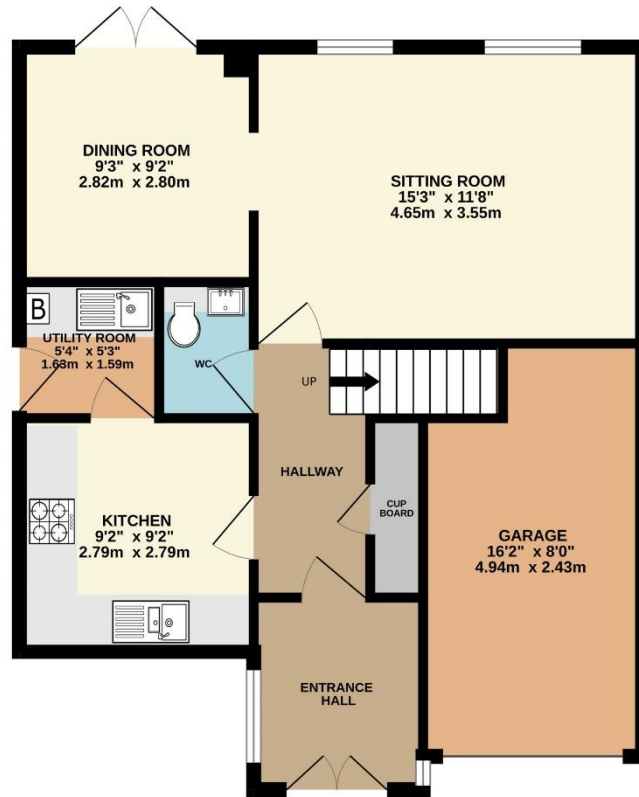
Up over door. Light.

**AGENTS NOTE**

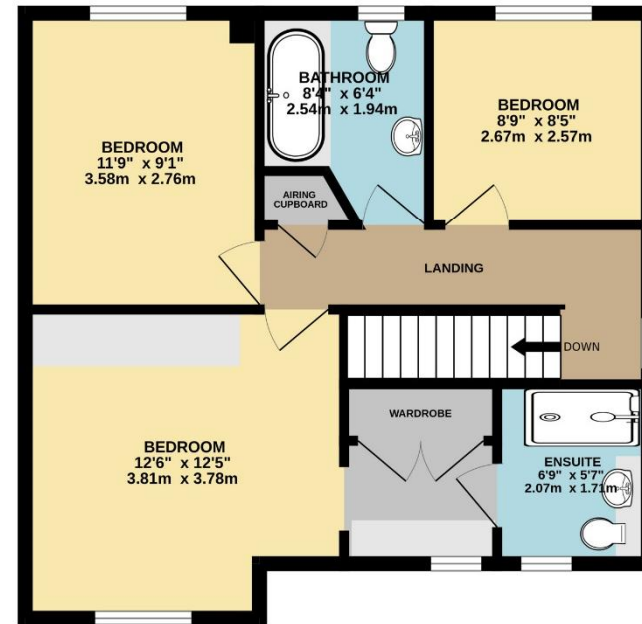
COUNCIL TAX: E  
EPC: TBC



GROUND FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.6 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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