



26 Fieldcote Drive, Hucclecote, Gloucester, Gloucestershire, GL3 3EP

£299,950

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Farr & Farr Sales & Lettings 

**26 Fieldcote Drive, Hucclecote,
Gloucester, GL3 3EP.**

£299,950

**A SPACIOUS FAMILY HOME OF GOOD
PROPORTIONS TOGETHER WITH A LOVELY,
SOUTH BACKING GARDEN**

Number 26 offers very good size 3-bedroom accommodation that is well planned and highly practical throughout. Benefits include 3 double bedrooms and a large family bathroom.

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 and cloakroom. To the exterior there is ample parking to the front, and South backing gardens to the rear.

Fieldcote Drive is an extremely popular residential road, situated just off the Hucclecote Road, approximately 2 miles to the east of Gloucester City Centre. Some of the city's best schools are within easy reach, local shopping is close by and access to both Cheltenham/Gloucester and the M5 is only a short drive.

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Entrance Hall

UPVC double glazed front door and window with obscured glass. Radiator. Wood effect tiled flooring. Stairs to first floor. Doorway to:-

Lounge/Diner 23' 5" x 13' 2" (7.13m x 4.01m)

Two radiators. UPVC double glazed window to front. Carpet Flooring. French doors to rear garden. Cotswold Stone brick effect fireplace surround. Under stairs cupboard.

Kitchen 20' 6" x 9' 6" (6.24m x 2.89m)

Vinyl flooring. Cream shaker style wall cupboards and base units with wood effect worktops over. Partly tiled walls. Inset stainless steel sink with single drainer and mixer tap. Built in electric oven and grill. Space for fridge freezer and washing machine. American style fridge/freezer. Radiator. Decorative ceiling spotlights. Door and window to side.

Cloakroom

White WC and hand wash basin. Tiled splashback. Wall cabinets and shelving with space to house tumble dryer. Window to side.

First Floor Landing

Airing cupboard. Access to loft with Vaillant Gas combination boiler. Doorway to:-

Bedroom One 13' 3" x 9' 10" (4.04m x 2.99m)

Radiator. UPVC double glazed window to rear. Large built in double wardrobe.

Bedroom Two 10' 1" x 13' 3" (3.07m x 4.04m)

Radiator. UPVC double glazed window to front. Built in wardrobe. Vinyl flooring.

Bedroom Three 12' 6" x 0' 0" (3.81m x 0.00m)

Radiator. UPVC double glazed window to front and side. Carpet.

Bathroom

White bathroom suite. Low level WC. Panelled bath. Separate shower cubicle. Marble tiled floor. Mirrored cabinet. Radiator. Extractor fan.

Exterior

Driveway with parking for several vehicles. Laid to lawn. With mature plants and shrubs. Gated side access to rear gardens.

Rear Gardens

Private South backing rear garden. Patio area. Garden Shed.

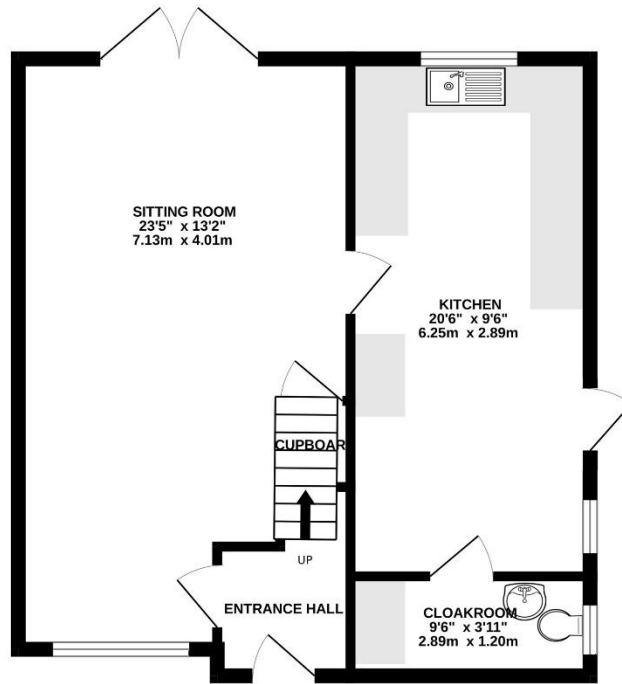
Agent Notes

EPC: E

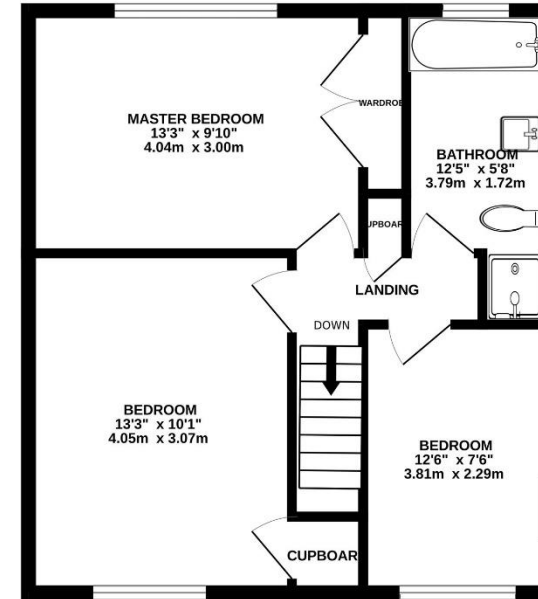
Council Tax: C



GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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