



54 Sussex Gardens, Hucclecote, Gloucester, GL3 3ST

£269,950

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**Farr & Farr** Sales Lettings 

**54 Sussex Gardens, Hucclecote,  
Gloucester, GL3 3ST**

**£269,950**

Spacious 2 bedroomed bungalow situated in Sussex gardens, Hucclecote.

The property itself briefly consists of an entrance hall, two bedrooms, kitchen, dining room and living room overlooking the attractive gardens, plus a large shower wet room.

Mature front gardens provide off road parking while the rear garden provides a pleasant back drop with mature greenery and a well-maintained lawn and patio area. Sussex Gardens is located close to an abundance of local facilities, shops, community centre, doctors and well-respected schools. On hand is a regular bus service to both Cheltenham and Gloucester town centres. M5 motorway junctions North and South are only a short drive away along with access to the Cotswolds.

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

**Entrance Hallway**

Double glazed UPVC front door. Radiator. Access to the loft. Large storage cupboard (Originally the airing cupboard). Entrance to:-

**Wet Room**

Vinyl flooring. Hand wash basin with cabinets below. WC with concealed cistern unit. UPVC obscured glass window. Mira shower. Handrail. Extractor fan. Stainless steel radiator/towel rail. Stainless steel shelving.

**Sitting Room**

Carpet flooring. Double glazed French doors onto patio. Gas flame effect feature fireplace with attractive surround. Boxed in radiator.

**Dining Room**

Tile effect laminate flooring. UPVC double glazed window rear. Radiator. Large pantry cupboard. Archway to:-

**Kitchen**

UPVC double glazed door and window two front. Laminate flooring. Laminate worktops. Inset stainless steel sink with mixer tap and drainer. A selection of wall cabinets and base units. Built-in electric oven and hob. Extractor hood. Tiled splashback. Fridge freezer. Slimline dishwasher. Space for washing machine. Breakfast bar. Radiator. UPVC double glazed back door to garden.

**Bedroom One**

UPVC double glazed window to front. Large built-in wardrobe with folding door. Radiator. Carpet flooring.

**Bedroom Two**

Double bedroom. UPVC double glazed window to front. Carpet flooring. Radiator.

**External**

**Front Garden:** Large driveway with parking for up to 3 cars. Partly laid to lawn. Gates to front and a side entrance.

**Rear Garden:** Laid to patio and lawn. Fenced surround. Water butt. Beautifully laid raised patio surrounded by mature shrubs, bushes and plants. Garden shed. Lean-to with Perspex roof.

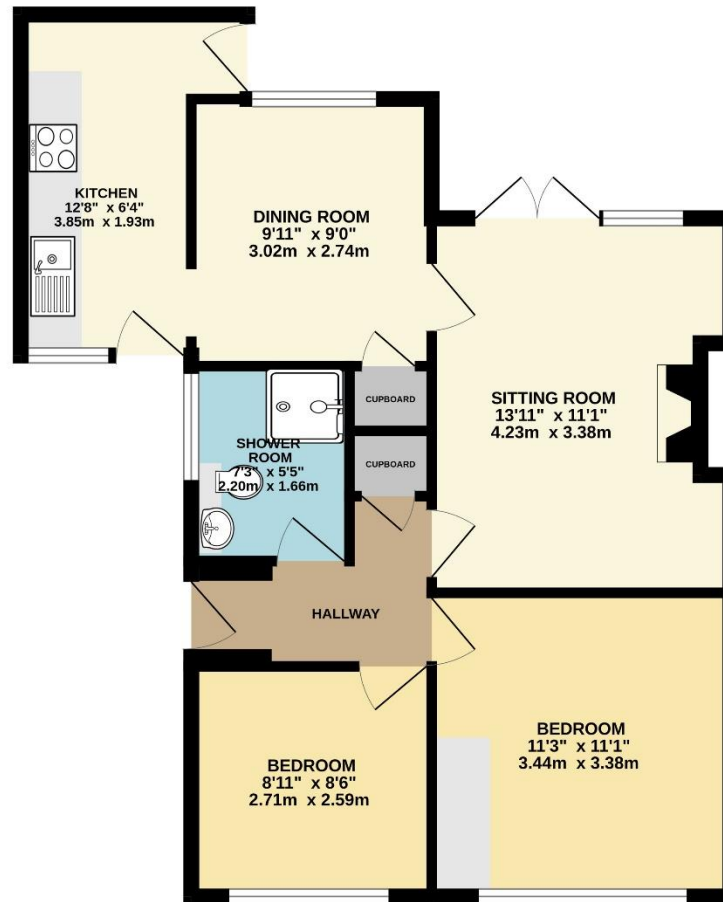
**Agent Notes**

Council tax – C  
EPC – To follow





GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.3 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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