



28 Pitt Mill Gardens, Hucclecote, Gloucester, GL3 3ND.

£289,950

🏠 | 3

🛏️ | 2

🚿 | 1


Farr & Farr Sales Lettings 

**28 Pitt Mill Gardens, Hucclecote,
Gloucester, GL3 3ND.**

£289,950

A well-maintained 3-bedroom semi-detached bungalow in a small cul-de-sac and quietly positioned.

A well-presented three-bedroom bungalow in a quiet location in Hucclecote. The accommodation briefly comprises of a kitchen diner, spacious living room, three bedrooms, shower room, conservatory, large workshop and attic room. The property benefits from a very pleasant south facing rear garden and off-road parking and car port.

Pitt Mill Gardens is well located in the heart of Hucclecote and a short way from the main Hucclecote Road which has an excellent array of local shops and amenities.

www.farrandfarr.co.uk

Entrance

UPVC wood finish door into:-

Hallway

Radiator. Fuse box.

Sitting Room 11' 0" x 21' 8" (3.36m x 6.6m)

Radiator. Feature brick effect wall. Gas fireplace with red brick surround housing back boiler.

Conservatory

Tiled floor. Double glazed single door to garden. Window into dining room. Wall lighting. Electricity sockets.

Kitchen/Diner 19' 5" x 10' 11" (5.93m x 3.33m)

Vinyl flooring. Built-in Neff hob and extractor hood. Built-in Neff oven and microwave. Worktop with drawers and cupboards below. Selection of wall cabinets. One and a half bowl sink with stainless steel mixer tap. Tiled walls. Archway to:-

Dining area

Vinyl flooring. Double glazed window to garden. Radiator. Decorative picture rail. Ceiling rose and low hanging table light. Decorative inset wall shelf.

Workshop/Utility Area 20' 7" x 8' 0" (6.28m x 2.43m)

Tiled floors. Radiator. Utility area containing stainless steel sink and drainer. Plumbing for washing machine. Double glazed door to garden.

Shower Room

Large shower cubicle with folding glazed double doors. Chrome shower. Handrails. Marbrex style walls. Radiator. Chrome towel rail. Low-level WC. Hand wash basin with cupboards and drawers below. Double glazed obscured glass leaded window.

Bedroom One 13' 5" x 10' 11" (4.1m x 3.33m)

Built in wardrobes and cupboards. Built-in shelf and feature mirror. Large double glazed leaded window to front. Radiator.

Bedroom Two 10' 8" x 8' 5" (3.26m x 2.56m)

Radiator. Double glazed leaded window to front.

Bedroom Three 8' 2" x 6' 6" (2.5m x 1.97m)

Small built-in wardrobe with drawers below. Double glazed window to side. Radiator.

Attic Room

Large attic space with planning. Dormer overlooking the rear. Fully boarded. Electricity sockets. Potential for additional bedroom or office space.

Airing Cupboard

Containing factory lagged water cylinder and boiler control unit.

Rear Garden

Across two levels. Laid to patio with mature borders containing plants and shrubs. Gravelled area. Wooden fence and wall surround. Secluded garden shed to the rear. Patio paving pathway. Trellis archway.

Front Exterior

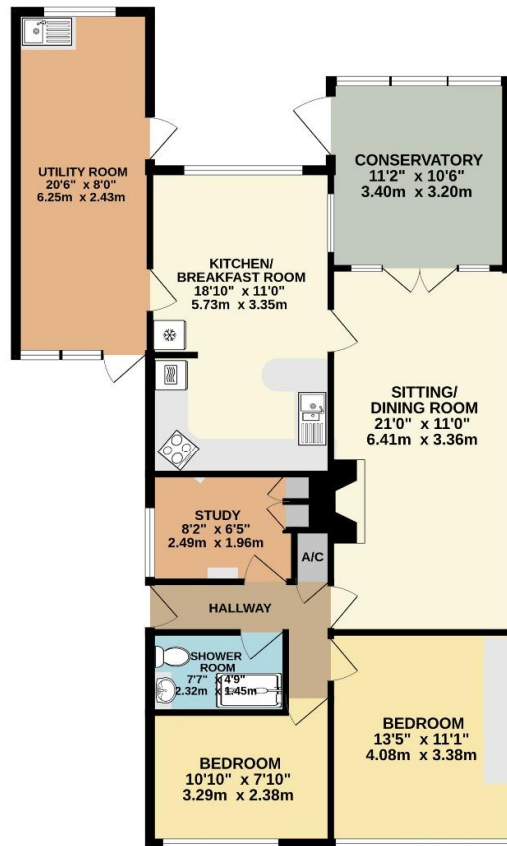
Large brick pavia driveway. Beautiful front gardens with mature plants, shrubs and bushes. Large carport providing shelter to front and rear entrance. Outside lighting.

Agent Notes

Council Tax: C
EPC: 59-D



GROUND FLOOR
1088 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.0 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.
Made with Metropix ©2024



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