



9 Brookfield Road, Hucclecote, Gloucester, Gloucestershire, GL3 3HA

£350,000

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Farr & Farr Sales Lettings 

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Gloucester, Gloucestershire, GL3 3HA

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AN EXTENDED 1930'S SEMI DETACHED FAMILY HOUSE IN A HIGHLY CONVENIENT POSITION.

Number nine is situated in a very convenient position in Brookfield Road within walking distance to all of Hucclecote's facilities. Good bus services and excellent schools are close by and access to Cheltenham and the M5 is a short drive.

Number nine has been extended both into the attic, giving a very useful work room or playroom with a spiral staircase and to the rear, giving a large kitchen breakfast room with roof lantern and double doors to the garden. There is ample parking to the front and good sized private gardens to the rear with shed, a store and summer house.

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Entrance Hall

Part glazed front door. Dado rail. Radiator. Staircase to landing. Under stairs cupboard. Wall thermostat. Cloakroom with low-level WC.

Lounge 14' 0" x 12' 0" (4.26m x 3.65m)

Fireplace with wood burning stove. Bay windows to front. Radiator. TV . Two three-quarter glazed doors.

Dining Room 11' 6" x 10' 6" (3.50m x 3.20m)

High-quality flooring. Radiator. Double glazed French doors to terrace and garden. Half glazed door to Kitchen.

Kitchen / Breakfast Room 20' 0" x 8' 6" (6.09m x 2.59m)

Recently and comprehensively fitted. Inset one and a half bowl sink unit with contemporary mixer tap with cupboards and drawers below. Wall and base units with worktops. Detailed wall tiles. High quality flooring. Built-in breakfast bar. Built-in oven and electric hob. Space for an American style fridge freezer. Radiator. Two sets of spotlights. Large roof lantern. Double glazed UPVC French doors to decking and rear gardens.

First Floor Landing

Spiral staircase to second floor.

Bedroom 1 13' 9" x 10' 6" (1.14m x 3.20m)

Bay window to front. Radiator. Two double wardrobes. Victorian cast iron fireplace.

Bedroom 2 11' 8" x 10' 6" (3.55m x 3.20m)

Radiator. Double wardrobe cupboard.

Bedroom 3 8' 6" x 8' 4" (2.59m x 2.54m)

Double radiator.

Second Floor

work / Playroom 13' 0" x 8' 6" (3.96m x 2.59m)

Access to storage and store cupboard. Radiator Velux window.

External

Front gardens: Predominantly laid to gravel with parking for 4+ cars and double gates.

Rear Gardens: Small UPVC external conservatory. Good area of recently laid decking. Lawns with gravel terrace and sleeper side borders. Summer house. Garden shed. Outside light and power. Lean to garden store with plumbing for washing machine and space for dryer.

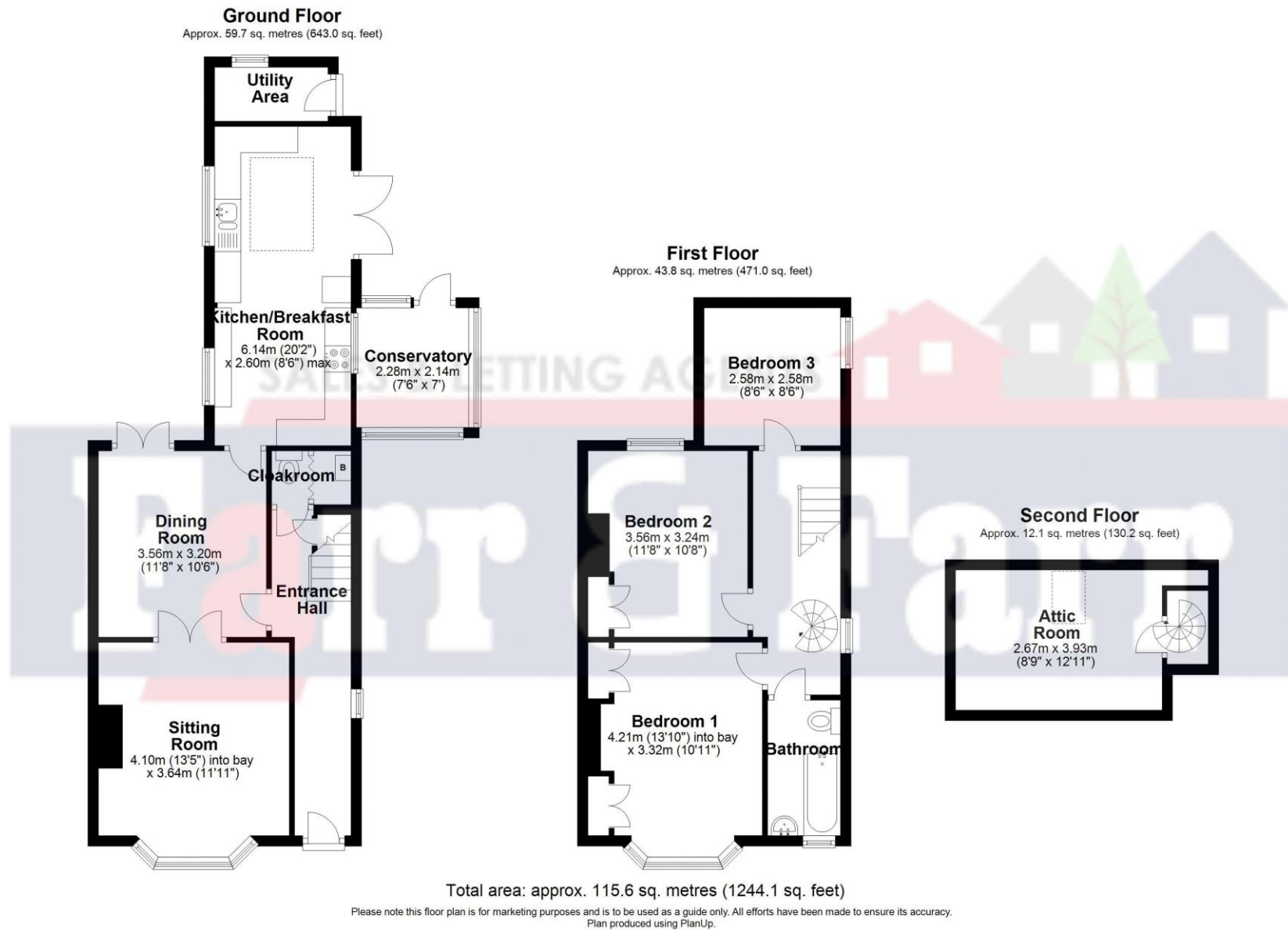
Car Port 16' 6" x 9' 0" (5.03m x 2.74m)

Agent Notes

EPC: D Council Tax: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





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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