



47 Ashwood Way, Hucclecote, Gloucester, Gloucestershire, GL3 3JE

£410,000

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Farr & Farr Sales Lettings

**47 Ashwood Way, Hucclecote,
Gloucester, Gloucestershire, GL3 3JE**

£410,000

A very well maintained and extended semi detached family house in a very popular and quiet position.

Ashwood Way is in a very popular residential road situated this quiet but convenient part of Hucclecote. Excellent local shopping, schools and all other facilities are within easy reach and access to Cheltenham in the M5 is only a short drive. Number 47 has been the subject of the significant extension to both the side and rear and offers very good sized highly practical family accommodation. There are four bedrooms, one of which is on the ground floor as well as a good lounge, open plan kitchen dining/sitting room and a study. It is heated by gas, has double glazing throughout and to the exterior has added advantage of additional parking to the front allowing for space for a caravan or boat, as well as a garage and easily maintained rear gardens.

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Entrance:

Deep entrance porch with inset ceiling lighting to composite front door to:

Entrance Hall:

Hall of a good size with boxed radiator. Staircase to landing. Cloaks cupboard. Wall thermostat.

Cloakroom:

Low-level WC. Wash handbasin. High-quality flooring.

Lounge: 12' 0" x 12' 4" (3.65m x 3.76m)

Fireplace with electric stove and cupboards to either side. TV point. Double radiator. Cove ceilings recessed shelving.

Kitchen: 12' 6" x 8' 3" (3.81m x 2.51m)

Inset single drainer stainless steel sink set into worktops with cupboards and drawers below. Wall and base units. Part tile walls. Built-in oven and gas hob with extractor hood. Built-in fridge and freezer. Plumbing for washing machine. Inset ceiling spotlights and ceiling speaker. Wide arch to:

Sitting/dining area: 11' 9" x 18' 10" (3.58m x 5.74m)

High-quality flooring. Two double radiators. Velux window and window overlooking garden. UPVC double glazed door to garden.

Study: 8' 6" x 7' 2" (2.59m x 2.18m)

Double radiator. Under stairs cupboard. Built-in worktops. Window overlooking garden and door to garage.

Bedroom Four: 11' 4" x 7' 10" (3.45m x 2.39m)

Double radiator. Inset ceiling spotlights.

First Floor:

First Floor Landing:

Landing of a very good size with flank window and access to loft with retractable ladder. Airing cupboard housing Worcester gas fire central heating boiler and shelving.

Bedroom One: 12' 0" x 12' 4" (3.65m x 3.76m)

Radiator.

Bedroom Two: 11' 10" x 11' 0" (3.60m x 3.35m)

With radiator. TV point. Deep walk in wardrobe. Cupboard.

Bedroom Three: 12' 3" x 8' 3" (3.73m x 2.51m)

With radiator.

Bathroom:

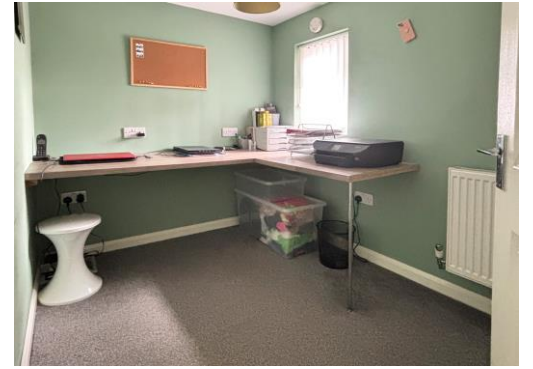
Bathroom suite of panelled bath with mixer taps and separate double headed shower attachment with glazed screen and tile splashback. Pedestal wash handbasin. low level WC. Tiled floor. Double radiator. Windows to the side and rear.

Exterior:

Front gardens of a very good size with large area and Mccadam driveway with parking for several cars and unusually space for caravan, boat or trailer and an area of lawns. Garage with double doors to the front and window to the rear. Gated side access with path and gravel utility/storage area opening to large of area recently paved terrace. Outside lighting and tap with low step to Astro turf lawn. All enclosed by close boarding fencing giving a good deal of privacy.

Additional Information:

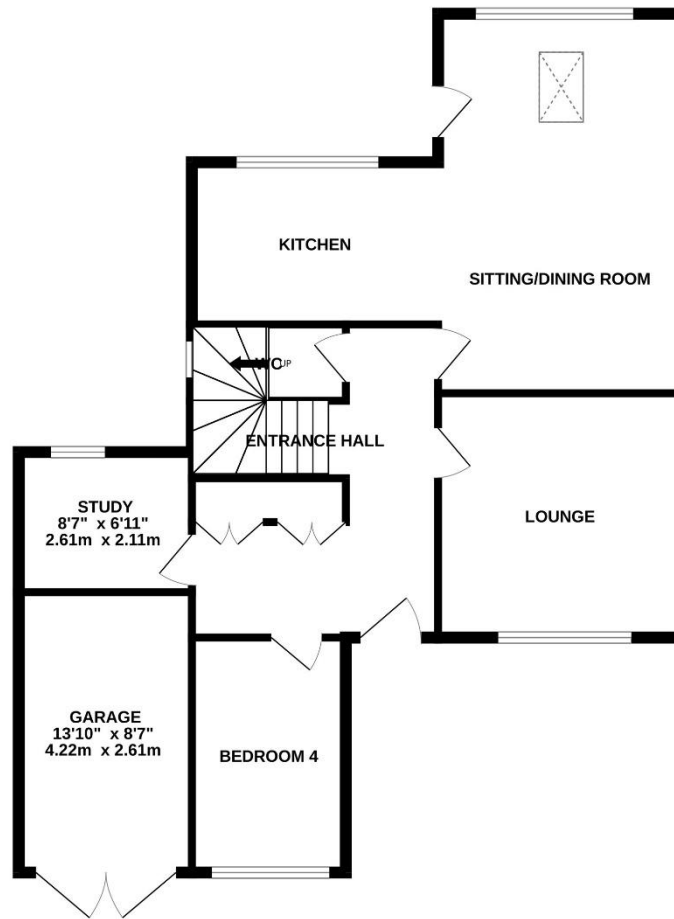
EPC: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



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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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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