



91 Chosen Way, Hucclecote, Gloucester, Gloucestershire, GL3 3BX

£279,950

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Farr & Farr Sales Lettings 

**91 Chosen Way, Hucclecote,
Gloucester, Gloucestershire, GL3
3BX**

£279,950

A very well positioned Chalet style semi-detached house

Chosen Way is a very popular residential road situated off the Hucclecote Road approximately 2 1/2 miles to the east of Gloucester city Centre. Some excellent local shopping is very close by; good schools are within easy reach and access to Cheltenham and the M5 only a very short drive

Number 91 has been in the same ownership for many years and has been very well cared for but is now in need of some internal upgrading. The ground floor provides a good size sitting room to the front, a kitchen/diner to the rear as well as a ground floor bathroom and to the first floor there are three bedrooms. It is heated by gas and has double glazing throughout. To the exterior there is a large area of drive with parking for several cars, a garage, summer house and very private South-westerly backing rear gardens of good proportions.

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Entrance Hall

With white aluminium double glazed front door. Radiator. High-quality flooring. Staircase to landing.

Sitting Room 9' 6" x 16' 1" (2.89m x 4.90m)

High-quality flooring. Fireplace with coal effect gas fire and shelving to either side. Radiator.

Kitchen/Diner 11' 9" x 10' 7" (3.58m x 3.22m)

Inset single stainless steel sink and drainer set into worktops with cupboards below. Wall and base units. Built-in oven and and gas hob with extractor hood. Plumbing for washing machine. Space for fridge freezer. Radiator. Under stairs cupboard and shelved larder. Spotlights. UPVC double glazed sliding patio doors to terrace and garden.

Bathroom

Panelled bath with mixer taps. Shower attachment and folding screen. Pedestal wash hand basin. Low-level WC. Part tile walls. Radiator.

First Floor Landing

Access to loft with retractable ladder. Wall thermostat.

Bedroom One 16' 9" x 6' 0" (5.10m x 1.83m)

Built-in shelving. Radiator. Inset ceiling spotlights.

Bedroom Two 14' 9" x 8' 2" (4.49m x 2.49m)

Radiator. Windows to the side and rear.

Bedroom Three 8' 9" x 7' 9" (2.66m x 2.36m)

Radiator.

Exterior

Front gardens. Large area of Macadam driveway with parking for several cars. Lawns with shrubs. Gate to rear gardens.

Garage 18' 6" x 7' 8" (5.63m x 2.34m)

Power and light. Up and over door. Window. Personnel door. shelving.

Rear Gardens

Of a good size and very private with paved terrace, path and lawns. An abundance of shrubs and bushes. As well as mature trees, giving a great deal of privacy. Timber summer house with Windows to both sides. Double doors to the front with power and light. Raised flower bed.

More Information

EPC: D

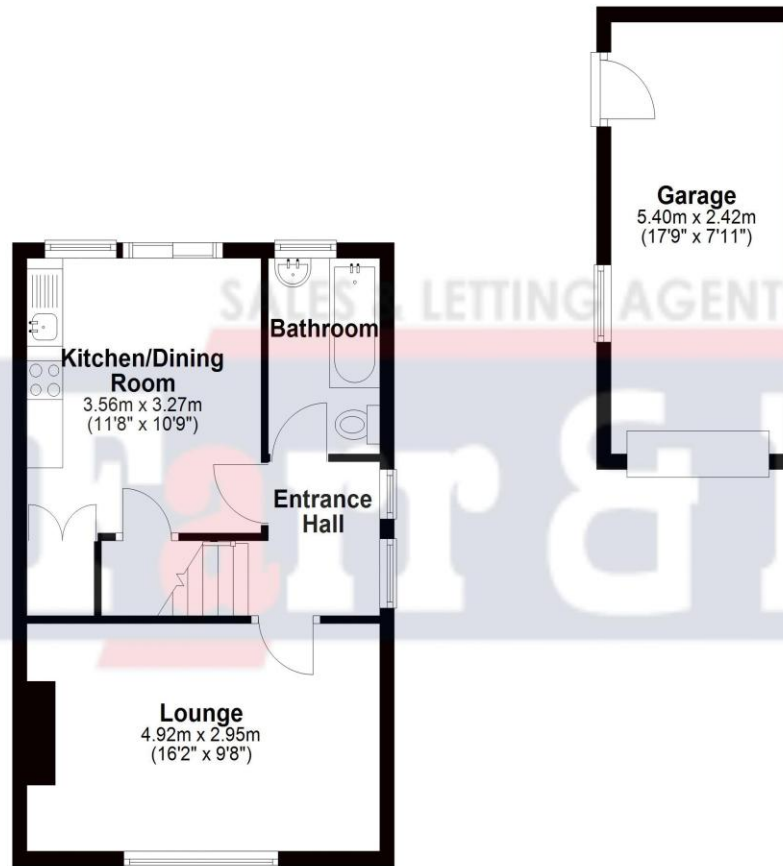
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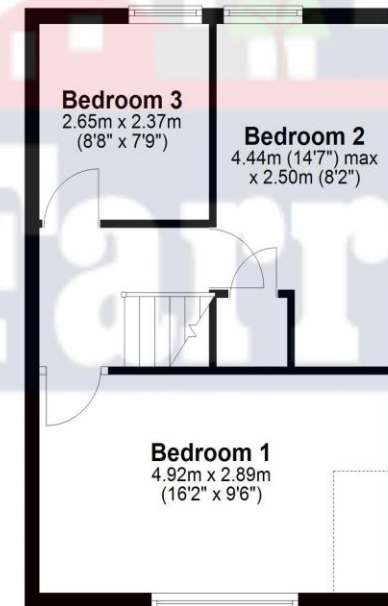
Ground Floor

Approx. 37.8 sq. metres (407.0 sq. feet)



First Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



Total area: approx. 74.9 sq. metres (805.9 sq. feet)

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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