



54 Gilpin Avenue, Hucclecote, Gloucester, Gloucestershire, GL3 3DE

£310,000

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Farr & Farr Sales Lettings 

**54 Gilpin Avenue, Hucclecote,
Gloucester, GL3 3DE.**

£310,000

Stylish three-bedroom family home in the heart of Hucclecote with newly fitted kitchen and bathroom.

Nestled in a desirable area of Gloucester, this beautifully updated three-bedroom property features off-road parking with garage, generously sized rear garden and newly fitted kitchen and bathroom.

Inside, the ground floor includes a welcoming living area, a contemporary fitted kitchen and convenient ground floor bathroom. Upstairs, you'll find three bedrooms with an ensuite to the master.

Gilpin Avenue is well-located in Gloucester with excellent access to Barnwood which has a range of shops, amenities and excellent bus routes to Cheltenham and Gloucester.

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Entrance Hall 5' 1" x 6' 6" (1.56m x 1.98m)

UPVC front door and double-glazed window to side. Stairs to first floor landing. Radiator. Laminate flooring.

Kitchen 10' 9" x 11' 10" (3.28m x 3.61m)

Attractive modern kitchen with a range of wall, base and drawer units. Double glazed window and door to rear garden. Composite sink with draining board and mixer tap. Fitted oven and hob with extractor hood. Fitted fridge freezer. Understairs cupboard and pantry. Part tiled walls. Vinyl floor. Radiator.

Bathroom 5' 1" x 8' 2" (1.56m x 2.49m)

Recently fitted modern bathroom. Frosted double glazed window to rear. WC. Basin. Bath with shower over. Heated towel rail. Tiled walls and floor.

Living Room 16' 3" x 9' 9" (4.96m x 2.96m)

Double glazed window to front. Laminate flooring. Radiator.

First Floor Landing

Carpet. Access to fully boarded loft via hatch.

Bedroom One 12' 2" x 9' 6" (3.70m x 2.89m)

Double glazed window to front. Carpet. Radiator. Fitted wardrobes.

En-suite 3' 9" x 6' 2" (1.15m x 1.87m)

Frosted double glazed window to side. WC. Basin. Shower. Tiled walls and floor.

Bedroom Two 8' 2" x 14' 10" (2.48m x 4.52m)

Double glazed windows to side and rear. Carpet. Radiator. Cupboard.

Bedroom Three 7' 9" x 8' 10" (2.37m x 2.69m)

Double glazed window to rear. Carpet. Radiator. Fitted wardrobe.

Rear Garden

Patio off the kitchen. Lawn. Attractive borders. Garden room and shed. Garage. Side access. Outside tap. Fence surround.

Front External

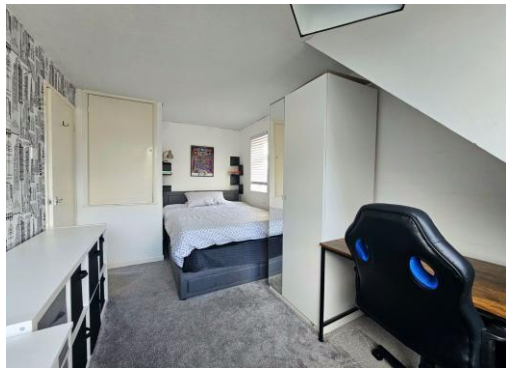
Driveway with ample off-road parking. Area laid to stones.

More Information

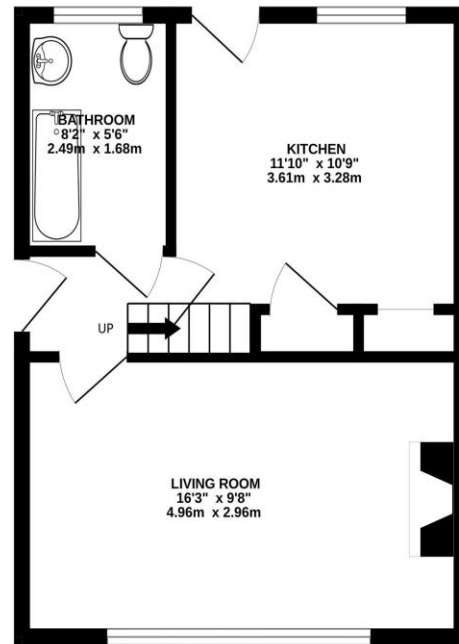
Council Tax: C

EPC: C

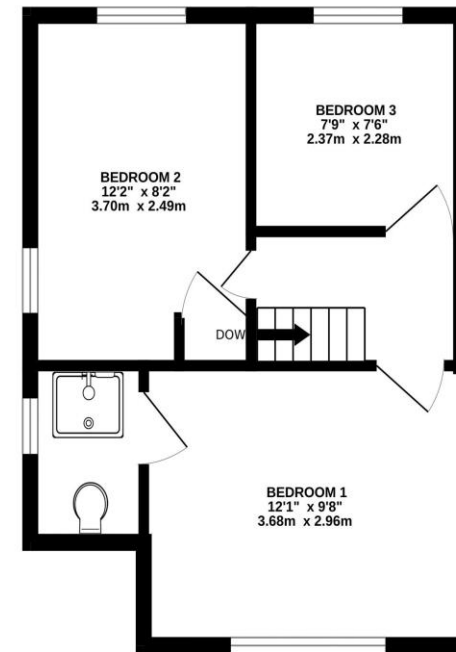




GROUND FLOOR



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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