



20 Hillview Drive, Hucclecote, Gloucester, GL3 3LJ

OIEO £285,000

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Farr & Farr Sales Lettings 

**20 Hillview Drive, Hucclecote,
Gloucester, GL3 3LJ**

OIEO £285,000

This very well presented bungalow sits on the popular Hillview Drive just a stone's throw from the main Hucclecote Road.

The front door opens into an entrance hall and through to a very welcoming living room. A dining area is off the living room and gives access to the garden while the modern and well-appointed kitchen is accessed through the dining room and also leads out to the garden.

Two bedrooms are at the front of the property with the master benefitting from fitted wardrobes while the bathroom is well fitted with a shower suite.

A surprisingly spacious rear garden is very private and has side access while driveway parking is available at the front.

Hillview Drive is well located in the heart of Hucclecote and the property is available with no onward chain.

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Entrance Hall

Upvc front door with frosted window. Vinyl flooring. Radiator. Access to loft via hatch.

Living Room 18' 2" x 10' 5" (5.53m x 3.18m)

Electric fireplace. Carpet. Radiator. Doors into dining room.

Kitchen 16' 1" x 9' 11" (4.90m x 3.02m)

Double glazed window to front and rear. Door with frosted window to side. Range of wall, base and drawer units. Laminate worktop including breakfast bar. Stainless steel sink with draining board and mixer tap. Gas hob with extractor hood. Fitted oven. Combi boiler. Part tiled walls. Tiled floor.

Dining Room / Conservatory 10' 1" x 9' 7" (3.07m x 2.92m)

Double glazed windows and door to rear garden. Vinyl flooring. Radiator. Conservatory style roof.

Bedroom One 13' 1" x 9' 5" (3.98m x 2.88m)

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

Bedroom Two 11' 0" x 6' 5" (3.35m x 1.96m)

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

Bathroom 8' 1" x 5' 7" (2.46m x 1.69m)

Frosted double glazed window to side. WC. Basin. Enclosed shower. Tiled walls and floor. Radiator.

Rear Garden

Deceptively large rear garden. Lawn with an area laid to patio. Mature borders. Side access. Hedge and fence surround. Potting shed.

Front External

Driveway parking. Mature shrub and borders. Fence surround.

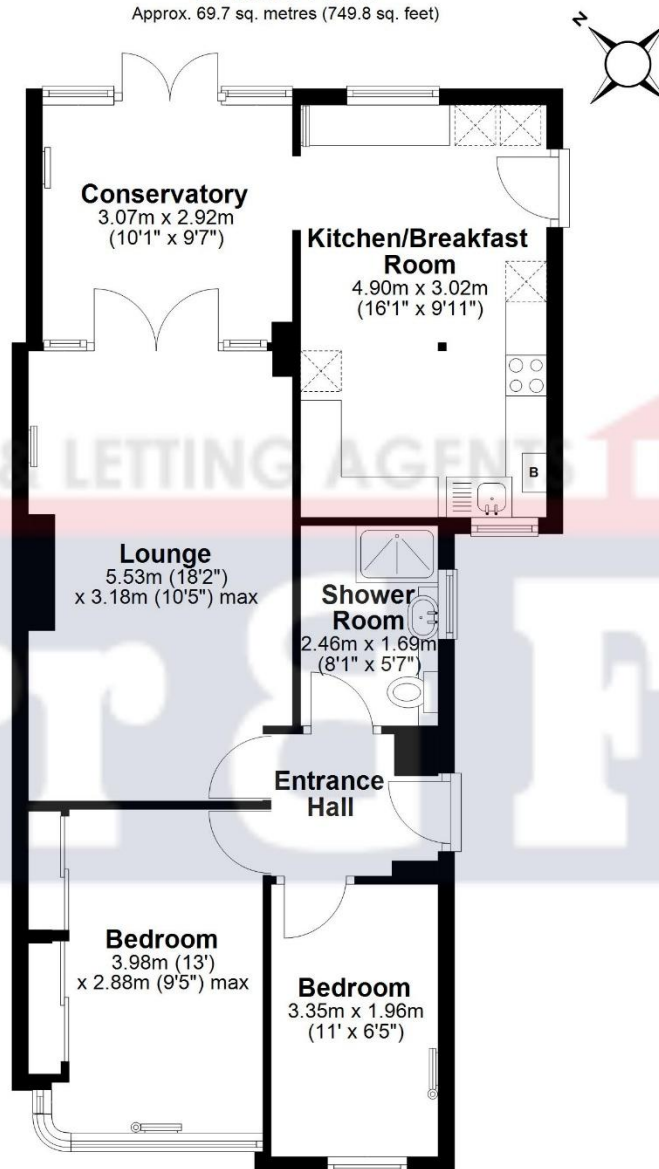


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 69.7 sq. metres (749.8 sq. feet)



Total area: approx. 69.7 sq. metres (749.8 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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