



3 Bullfinch Way, Innsworth, Gloucester, GL3 1HF

£339,950

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Farr & Farr Sales Lettings 

**3 Bullfinch Way, Innsworth,
Gloucester, GL3 1HF**

£339,950

**AN EXTENDED DETACHED FAMILY HOME OF
VERY GOOD PROPORTIONS IN A
CONVENIENT POSITION**

Bullfinch Road is a small popular road off Innsworth Lane in this very convenient position, halfway between Gloucester and Churchdown. Schools and shops are close by and access to the M5 is only a short drive. Number 3 has the benefits of a two story full width extension to the rear, although not creating more rooms gives the property three large double bedrooms as well as an extended bathroom and to the ground floor additional length to both the dining room and kitchen. It has double glazing throughout and to the exterior ample parking at the front, garage and enclosed rear gardens.

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ENTRANCE PORCH

UPVC double glazed sliding door. UPVC double glazed door to:-

ENTRANCE HALL

High-quality flooring. Radiator. Staircase to landing.

CLOAKROOM

Wash hand basin with cupboard below. Low level WC with concealed system. Understairs store cupboard. High quality flooring.

SITTING ROOM 18' 2" x 11' 8" (5.53m x 3.55m)

Stone fireplace with coal effect gas fire. Radiator. Two windows to the front. Dimmer switch. Wall thermostat.

DINING ROOM 20' 0" x 8' 10" (6.09m x 2.69m)

Tiled flooring. Radiator. Two wall light points. Double UPVC double glazed French doors to terrace and garden.

KITCHEN 11' 0" x 8' 9" (3.35m x 2.66m)

Comprehensively fitted with inset 1 and 1/2 bowl single drainer, stainless steel sink unit with cupboards and drawers below. Wall and base units. Worktops. Part tiled walls. Vinyl flooring. Built-in Bosch oven with Hotpoint microwave oven. Neff electric hob with back plate and concealed cooker hood. Broom cupboard. Sliding larder cupboard. Radiator. Arch and opening to:-

UTILITY/BREAKFAST ROOM 9' 2" x 8' 9" (2.79m x 2.66m)

Tiled floor. Plumbing for washing machine and space for dryer. UPVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1 12' 4" x 11' 10" (3.76m x 3.60m)
(+ dressing/washing recess of 6 x 4'). Double wardrobe cupboard. Two radiators.

BEDROOM 2 20' 2" x 9' 0" (6.14m x 2.74m)

Airing cupboard with recently installed Worcester gas fired central heating boiler. Two sets of double wardrobe cupboards. Overbed cupboards and matching drawers. Radiator.

BEDROOM 3 20' 0" x 9' 0" (6.09m x 2.74m)

Range of wardrobes and over bed cupboards with matching dressing table and drawers. Radiator.

BATHROOM 14' 0" x 5' 8" (4.26m x 1.73m)

White suite of panelled bath with mixer taps and shower attachment. Large vanity unit with wash hand basin. Worktops and cupboards below. Low level WC with concealed cistern. Separate corner shower with glazed sliding doors and stainless steel controls. Fully tiled walls. Tiled floor. Heated towel rail/radiator in stainless steel.

EXTERIOR

Front gardens with low wall and brick pavia parking for 3+ cars and additional gravel area with raised shrub beds.

Rear gardens, predominantly hard landscaped with paving and gravel. Small area of lawns with shrubs. Greenhouse and timber garden shed. Outside light and tap. Gated side access.

GARAGE 17' 3" x 8' 0" (5.25m x 2.44m)

Light. Up and over door. Window to the rear.

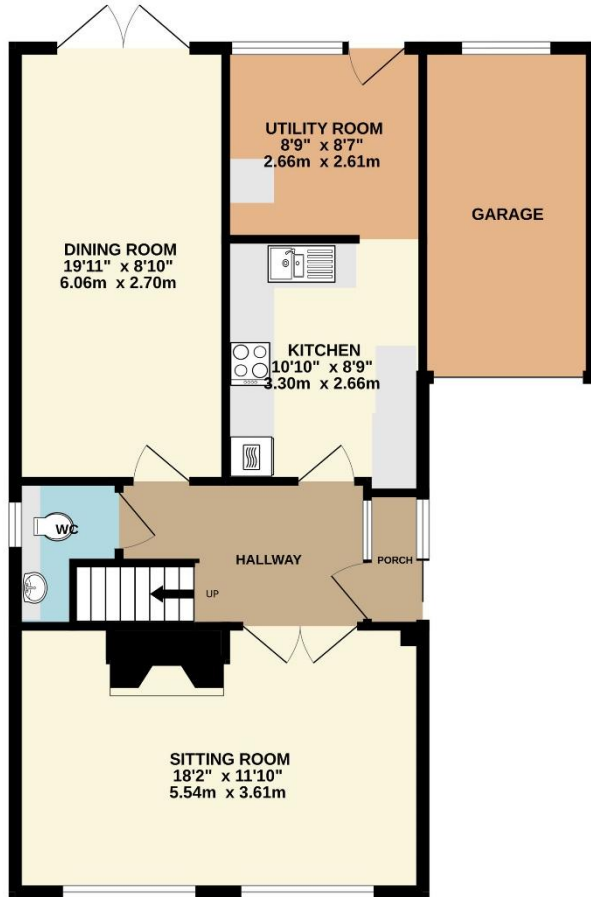
AGENTS NOTE

COUNCIL TAX: D

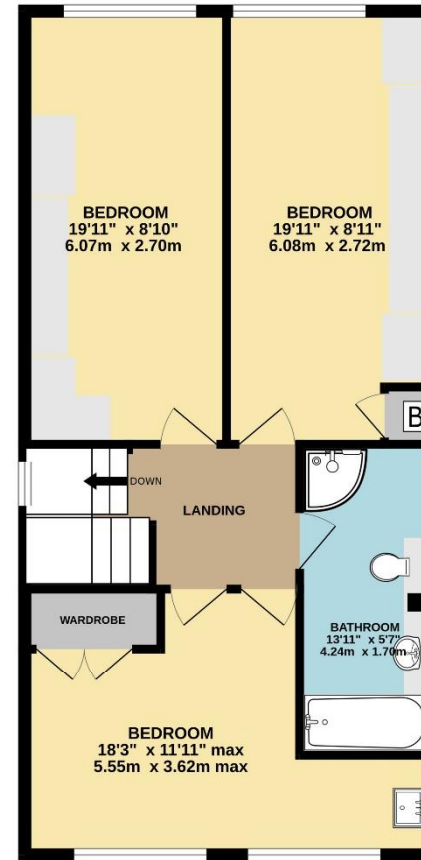
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GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1470 sq.ft. (136.6 sq.m.) approx.

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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