

1 Kingstone Avenue, Hucclecote

£319,950

Farr & Farr Sales & Lettings

1 Kingstone Avenue

Hucclecote, Gloucester

Set in a popular Hucclecote location, this extended three bedroom home offers generous living space, a south-west facing rear garden, and the added benefit of a separate garage with off-street parking.

The ground floor features a welcoming porch, a convenient downstairs cloakroom, and a bright open-plan living and dining area. Stretching the full length of the property, this space enjoys excellent natural light and direct access to the garden through sliding doors. The extended kitchen measures an impressive 20'3" max x 8'11", providing plenty of room for cooking, storage, and family life. Upstairs, the property offers 3 bedrooms, 2 well-proportioned double bedrooms and a comfortable single bedroom. There is a family bathroom with walk in shower and a separate toilet, ideal for busy households.

Although in a comfortable condition at present, the property is in need of some modernisation and improvement and offers an exciting project for buyers with vision. Land to side the of the property could also allow for an extension subject to necessary planning permissions. The property is double-glazed throughout. Externally, the south-west facing rear garden provides a sunny, private space perfect for relaxing or entertaining. A separate garage and driveway complete the property, offering secure storage and practical















Entrance Porch
Ceramic tiled flooring. UPVC porch and front doors. Leading to:

Entrance Hall
Understairs storage housing gas meter. Heating thermostat controls. Fuse box. Radiator.

Cloakroom
WC. Wash hand basin. Radiator. Vinyl flooring.

Lounge
Dimensions: 13' 6" x 11' 6" (4.11m x 3.50m). Gas fire with marble effect surround. Radiator. Window to front aspect.

Dining Room
Dimensions: 17' 10" x 8' 0" (5.43m x 2.44m). Sliding patio door leading to rear gardens. Two radiators.

Kitchen/Breakfast Room
Dimensions: 20' 3" x 8' 11" (6.17m x 2.72m). Range of wall, base, and drawer units. Stainless steel sink with draining board and mixer tap. Built-in oven and hob. Space for dishwasher, washing machine and large fridge-freezer. Breakfast bar. Gas CH boiler. Vinyl flooring. Window overlooking rear garden. Glasspanelled doors to dining room and hallway. External UPVC side door.

Landing
Loft hatch with ladder. Window to side aspect.

Bedroom 1
Dimensions: 13' 6" x 10' 0" (4.11m x 3.05m). Fitted wardrobes. Radiator. Window to front aspect.

Bedroom 2
Dimensions: 11' 0" x 10' 1" (3.35m x 3.07m). Sliding-door wardrobes. Radiator. Window to rear aspect overlooking rear garden.

Bedroom 3
Dimensions: 9' 11" x 7' 5" (3.02m x 2.26m). Built-in storage. Radiator. Window to front aspect.

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Shower Room
Shower cubicle with fitted shower. Wash hand basin with under-storage. Airing cupboard with immersion tank. Chrome Radiator.

Separate W/C
W/C and radiator

Loft
Ladder. Half boarded. Insulation to the remainder.

Externally

Garage
Dimensions: 17' 4" x 8' 2" (5.28m x 2.49m). Up and over door. Power and light. Personal door to rear garden.

Rear Garden
Mostly laid to lawn with area laid to patio. Fence surround. Shrub borders and fruit trees. Shed. Side access to front.

Front garden
Block paved driveway providing ample parking. Area laid to lawn. Garage and side access to rear garden.

Agents Notes
Council Tax - Band C EPC Rating - E





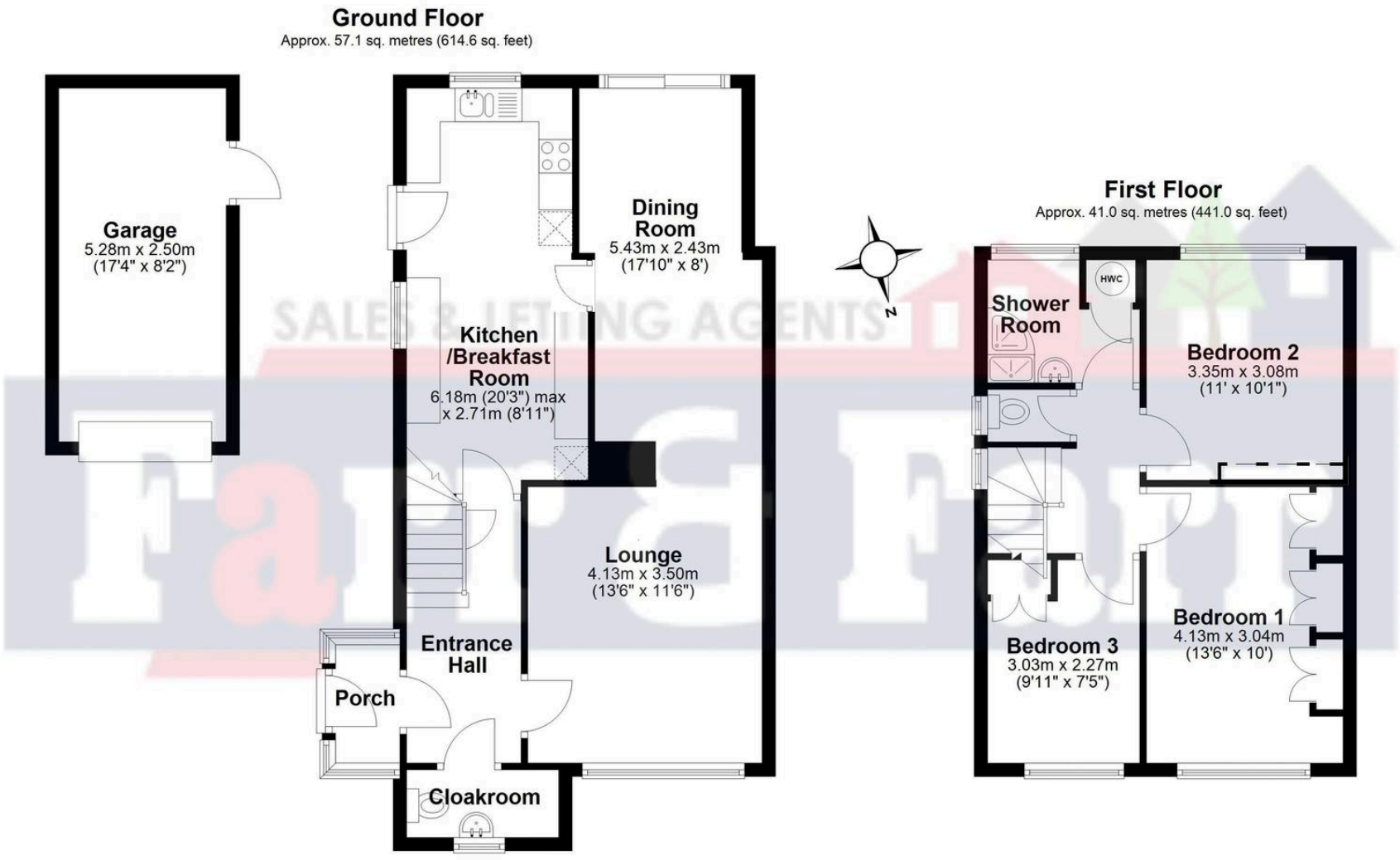












Total area: approx. 98.1 sq. metres (1055.6 sq. feet)

Farr and Farr Hucclecote

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