



34 Hillview Drive, Hucclecote, Gloucester, GL3 3LL

£339,950

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**Farr & Farr** Sales Lettings 

**34 Hillview Drive, Hucclecote,  
Gloucester, GL3 3LL**

**£339,950**

This very well presented three bedroom bungalow which has recently been renovated throughout benefits from a practical open plan layout.

The front door opens into the entrance hall and through to the living room which leads to the modern kitchen. Large bi-fold doors open out to the rear garden with views to Chosen Hill.

Two bedrooms are to the front of the property while a third is accessed off the living room and is currently used as a dressing room. A modern bathroom completes the property.

Externally, there is parking to the front and a good sized garden which features a large shed. Hillview Drive is a popular location within Hucclecote and has excellent access to local shops, amenities and public transport links.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

#### Entrance Hall

Upvc front door with glazing. Carpet.

#### Living Room 19' 2" x 10' 8" (5.84m x 3.25m)

Carpet. Radiator.

#### Kitchen / Dining Room 19' 7" x 10' 8" (5.96m x 3.25m)

Double glazed windows and bifold doors to rear. Skylight. Large range of wall, base and drawer units. Laminate worktop with breakfast bar. Double stainless steel sink with draining board and mixer tap. Fitted oven. Dishwasher. Hob. Part tiled walls. Floors laid to tiles and carpet.

#### Bedroom One 13' 7" x 9' 6" (4.14m x 2.89m)

Double glazed window to front. Carpet. Radiator.

#### Bedroom Two 10' 0" x 6' 6" (3.05m x 1.98m)

Double glazed window to front. Carpet. Radiator.

#### Bedroom Three 10' 0" x 6' 6" (3.05m x 1.98m)

Double glazed window to front. Carpet. Radiator.

#### Bathroom 6' 6" x 5' 5" (1.98m x 1.65m)

WC. Basin with cupboard. Shower. Tiles walls and flooring. Frosted double glazed window to side. Extractor fan. Access to loft via hatch. Combi boiler.

#### Rear Garden

Mostly laid to lawn with an area of patio. Side access. Fence surround. Views to Chosen Hill. Shed. External socket, lighting and tap.

#### Front External

Driveway parking. Fence surround.

#### Agents Notes

Council Tax – Band C

EPC Rating - C

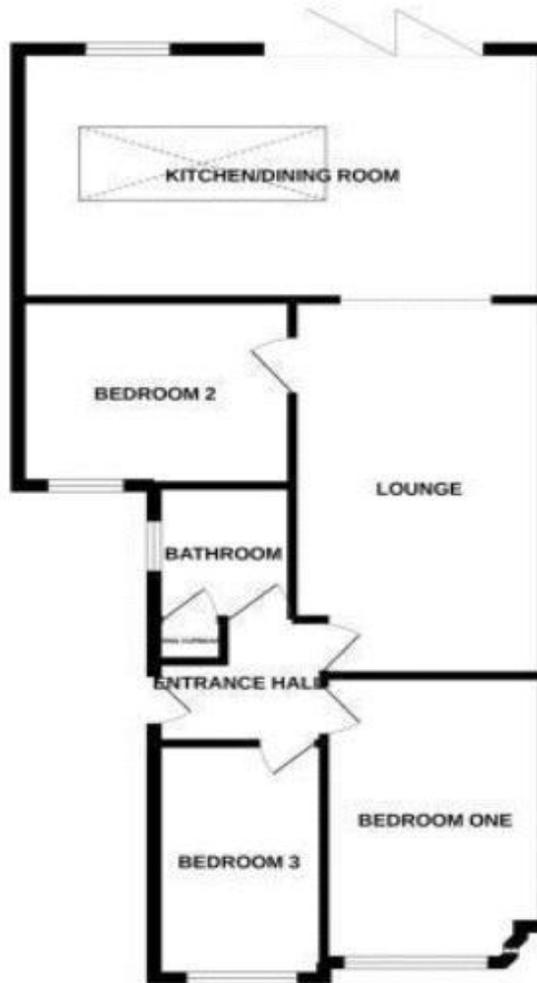


Score	Energy rating	Current	Potential
92+	A		
81-91	B		6+
69-80	C	73   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of length, width, area and of other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The names, symbols and graphics shown here 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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