



41 Hillview Drive, Hucclecote, GL3 3LL

£330,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

A generously proportioned two-bedroom semi-detached bungalow, offering versatile single-storey accommodation, off-road parking and a particularly impressive rear garden in the popular Hucclecote area.

The property provides approximately 859 sq. ft. of accommodation, beginning with a welcoming entrance hallway. To the front are two well-sized bedrooms, with the larger featuring an attractive bay window. A separate office provides an ideal space for home working and could also serve as a hobby room or occasional guest room.

At the heart of the home is a comfortable living room, which opens through to a spacious sunroom overlooking the garden. French doors provide direct access outside, creating a lovely connection between the indoor and outdoor living spaces. The accommodation is completed by the kitchen dining-room, and family bathroom.

Outside, the property benefits from off-road parking and a low-maintenance frontage. The substantial rear garden is a real highlight, offering an excellent degree of privacy with established hedging and mature planting. There is a generous patio for outdoor seating and entertaining, alongside a lawn, greenhouse and useful outbuilding.

Situated within the sought-after Hucclecote area, the bungalow is conveniently placed for local shops, amenities and transport links. With its flexible layout, generous garden and further potential, an internal viewing is highly recommended.

Agents Note.

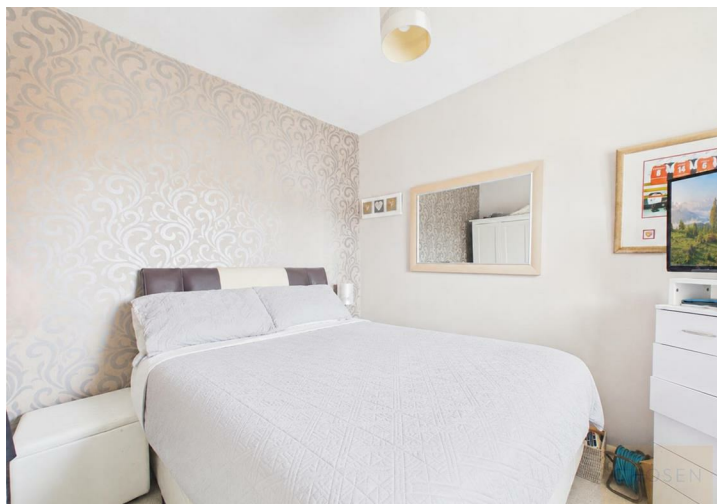
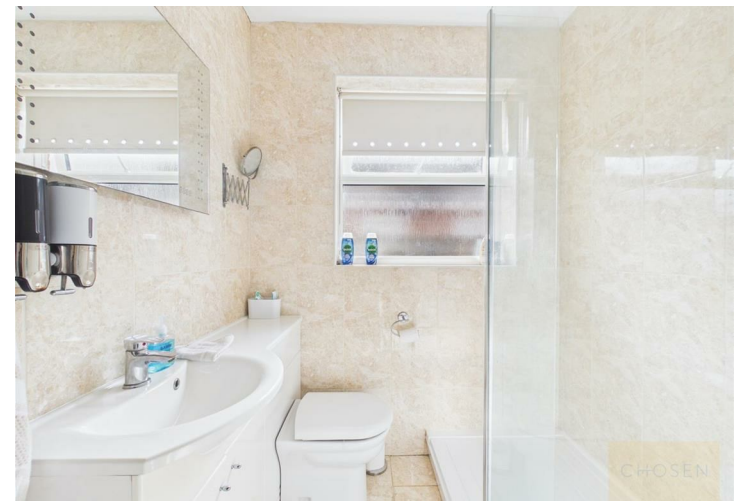
Freehold
EPC Rating: D63
Gloucester City Council Band: C
Mains Gas, Electric and Water are connected.

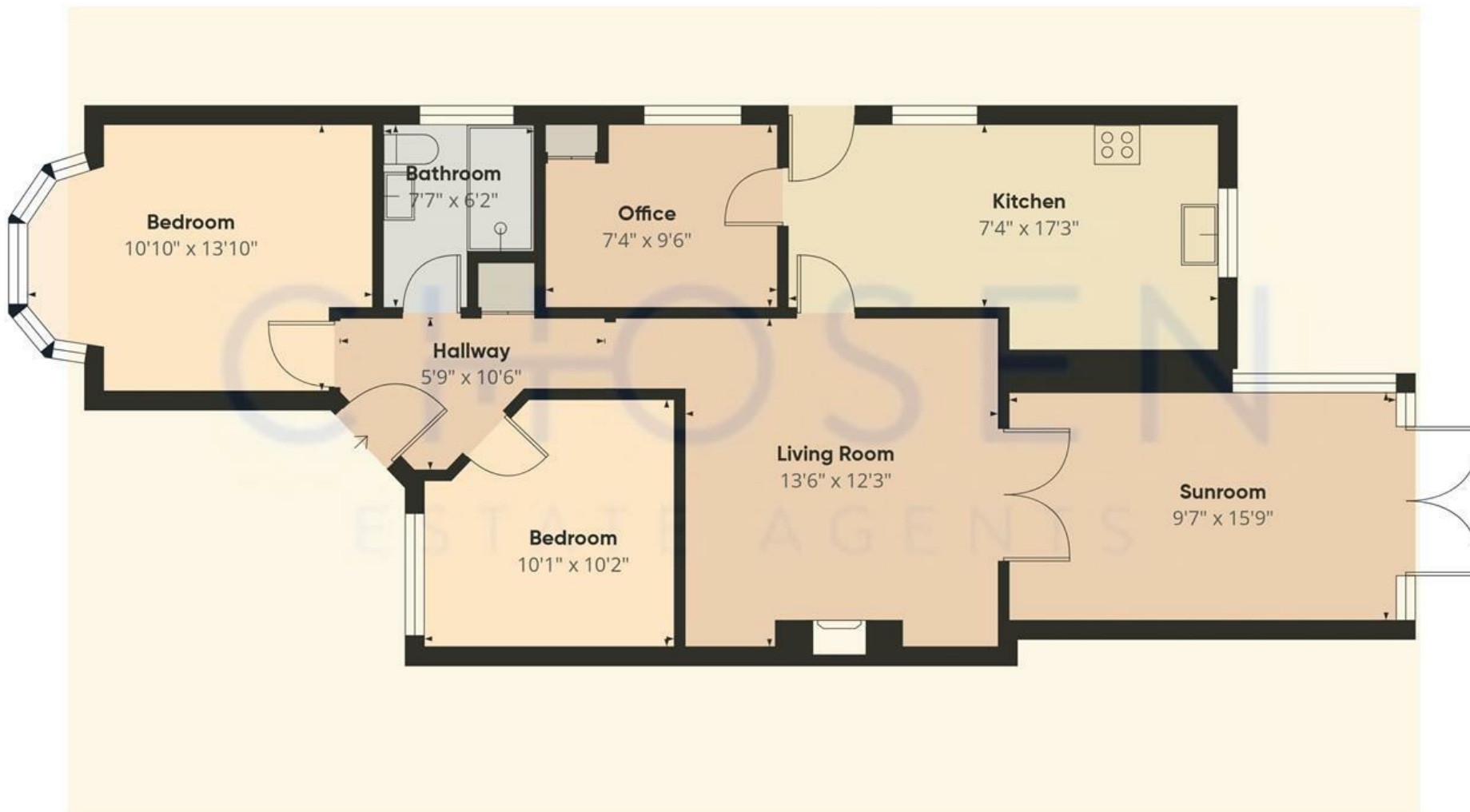
Flood Risk:
Very Low

- Two Bedroom Semi-Detached Bungalow
- Extensive Rear Garden
- Kitchen-Dining Space
- EPC Rating: D63
- Separate Office Space
- Living Room And Sun Room - Providing Fantastic Views Of The Garden
- Convenient Location Within Walking Distance Of Local Amenities
- Council Tax Band: C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
859 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

