



8 Colerne Drive, Hucclecote
£330,000

Farr & Farr Sales & Lettings

8 Colerne Drive

Hucclecote, Gloucester

Located in the very popular Colerne Drive, this two bedroom bungalow has a very attractive garden and spacious accommodation throughout.

The front door opens into a hallway and through to a large living room with patio doors to the rear garden. A kitchen / dining room is off the living room and has an external door to the side.

Two good sized bedrooms sit at the front of the property and both benefit from fitted wardrobes.

A garage and external area provide vital storage.

The rear garden is very well presented and is a beautifully maintained with areas of mature planting and lawn.

Colerne Drive is a very popular location with excellent local amenities. Available with no onward chain, this property comes highly recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Entrance Hall

5' 10" x 9' 3" (1.78m x 2.82m)

Entrance door with double glazed frosted window. Laminate flooring. Radiator. Access to loft via hatch. Coat cupboard and airing cupboard.

Living Room

17' 10" x 12' 2" (5.44m x 3.71m)

Double glazed patio doors to rear. Feature fireplace. Carpet. Radiator.

Kitchen / Dining Room

18' 4" x 9' 2" (5.60m x 2.79m)

Spacious kitchen / dining room. Range of wall, base and drawer units. Laminate worktop. Stainless steel sink with draining board and mixer tap. Door to side with double glazed window. Double glazed windows to rear and side. Vinyl and carpet flooring. Radiator.

Bedroom One

14' 10" x 10' 11" (4.51m x 3.33m)

Large double glazed window to front. Carpet. Radiator. Fitted wardrobes with mirrored sliding doors.

Bedroom Two

11' 11" x 10' 6" (3.62m x 3.19m)

Double glazed window to front. Carpet. Radiator. Fitted wardrobes with mirrored sliding doors.

Bathroom

5' 7" x 7' 7" (1.71m x 2.30m)

Frosted double glazed window to side. WC. Basin. Bath with electric shower over. Panelled walls. Vinyl flooring. Radiator.

Covered External Area

9' 4" x 10' 6" (2.85m x 3.19m)

External access from the front and rear. Area for storage with lighting and electric. Outside tap.



REAR GARDEN

A beautifully presented and immaculately maintained rear garden. Laid to lawn with a patio and areas of mature planting. Greenhouse. Fence surround. Side access.

FRONT GARDEN

Area laid to lawn with mature shrub and lavender border.

GARAGE

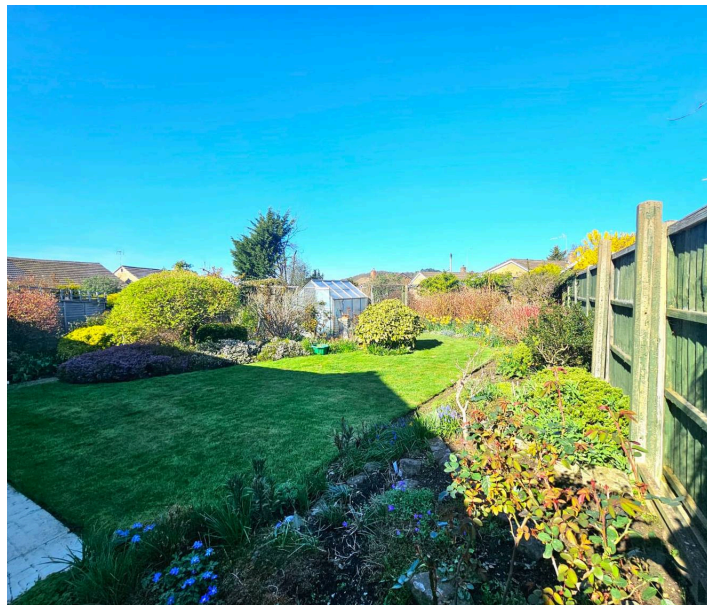
Single Garage

Garage with up and over door. Door to side. Lighting and electric.

DRIVEWAY

2 Parking Spaces

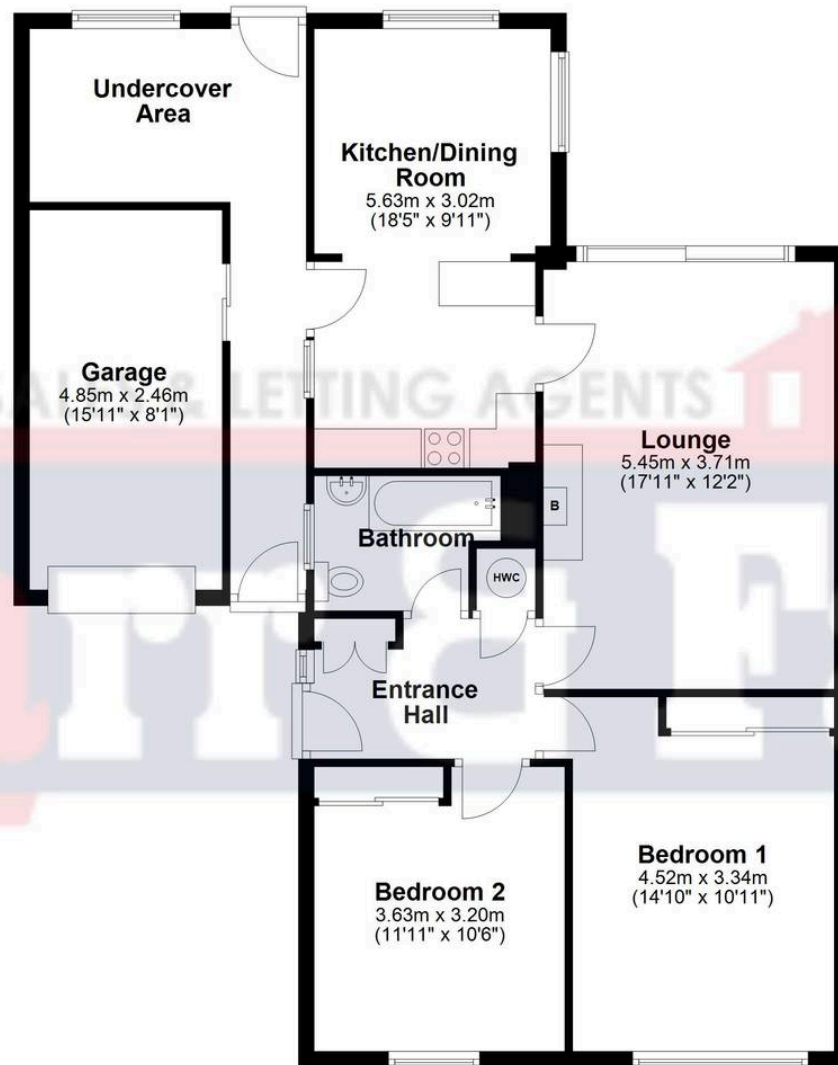
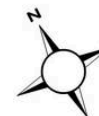
Driveway parking with block paving leading to garage.





Ground Floor

Approx. 101.8 sq. metres (1095.5 sq. feet)



Total area: approx. 101.8 sq. metres (1095.5 sq. feet)

Farr and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • hucclecote@farrandfarr.co.uk

Farr & Farr Sales Lettings