

24 Berkeley Close, Hucclecote

£315,000

Farr & Farr Sales & Lettings

24 Berkeley Close

Hucclecote, Gloucester

A well-presented **three-bedroom semi-detached home** in the popular **Cranham Gate** development. The property features a **kitchen-diner with French doors** opening onto a **private rear garden**, a large **sitting room**, **two double bedrooms** and a **single bedroom**. Outside, there is a **driveway for two cars** and a **garage**. Number **24** benefits from **good local schools nearby** and **easy access to the M5**, making it ideal for families and commuters

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:















Hallway
5' 3" x 3' 10" (1.59m x 1.16m)
Radiator. Storage cupboard. Alarm. Smoke detector. Vinyl flooring.

Cloakroom
5' 3" x 4' 1" (1.59m x 1.25m)
WC. Sink. Consumer unit. Radiator. Window. Vinyl flooring.

Sitting Room
15' 3" x 11' 6" (4.64m x 3.51m)
Window. Radiator. Wall thermostat. Marble effect fireplace. Wall lights. Telephone/internet points.

Kitchen/Diner
17' 1" x 8' 7" (5.20m x 2.62m)
Gas fired boiler. Tile flooring. Tiled splashback. Gas hob with oven. Space for dishwasher, under counter fridge and washing machine. Extractor hood. Understairs cupboard. Double glazed French doors onto garden.

Landing
Loft access. Smoke detector. Carpet flooring.

Bathroom
7' 10" x 6' 11" (2.40m x 2.10m)
Radiator. Double glazed window. Wash hand basin. Panelled bath with shower over. Extractor fan. Vinyl flooring.

Bedroom One
11' 9" x 11' 1" (3.57m x 3.38m)
Built in wardrobes. Radiator. Double glazed window. Carpet flooring.

Bedroom Two
11' 0" x 8' 6" (3.36m x 2.60m)
Built in wardrobe. Radiator. Double glazed window. Carpet flooring.

Bedroom Three
8' 3" x 6' 3" (2.52m x 1.91m)
Radiator. Window. Carpet.







GARDEN

Laid to patio and lawn. Mature, plants and shrubs border the property providing privacy. Access to front and garage.

FRONT GARDEN

Area of grass to the front of the property providing potential for additional parking. Driveway and gravelled area. Mature plants and shrubs.

GARAGE

Single Garage

Up and over door. Power and lighting.

DRIVEWAY

1 Parking Space

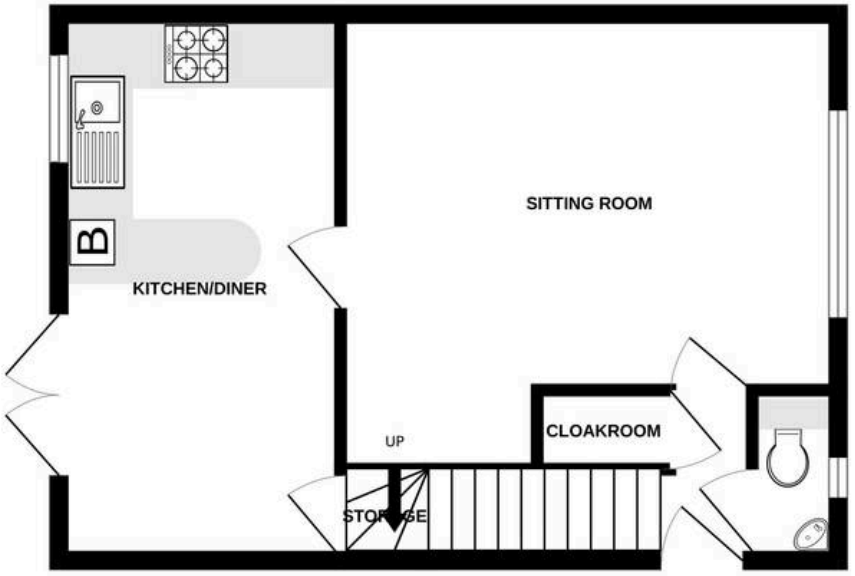
Parking for 2 vehicles



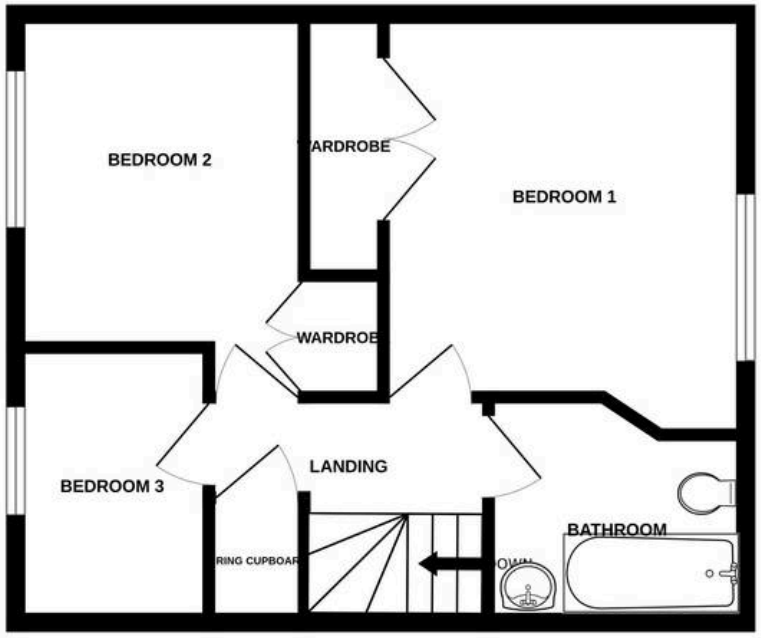




GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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Farr and Farr Hucclecote
Farr & Farr, 50 Hucclecote Road - GL3 3RT
01452613355 • hucclecote@farrandfarr.co.uk • www.farrandfarr.co.uk/

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