



64 Insley Gardens, Hucclecote  
£315,000

**Farr & Farr** Sales & Lettings

# 64 Insley Gardens

Hucclecote, Gloucester

Located in the quiet and popular Insley Gardens, this three-bedroom semi-detached home offers spacious, modern living close to good local schools, amenities, and the M5 motorway - No Onward Chain.

The property features a large frontage, an open-plan modern kitchen-diner, and a separate lounge. Upstairs are three good-sized bedrooms, including a master with ensuite.

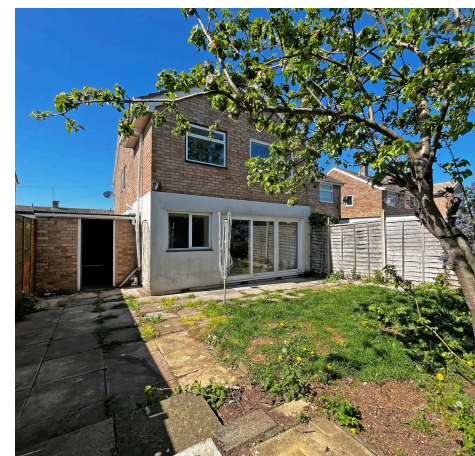
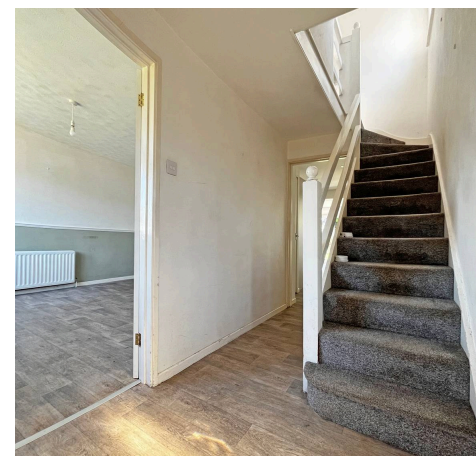
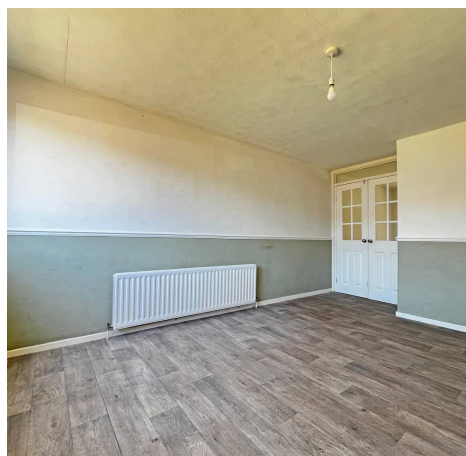
An adjoining garage provides useful storage or potential for future development, and the home also benefits from a private rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





### Entrance Hall

UPVC double glazed front door and side window with detailed leaded glass. Vinyl flooring. Stairs to the first floor. Radiator. Entrance to:

### Lounge

15' 7" x 11' 6" (4.74m x 3.50m)

Vinyl flooring. Radiator. Double glazed window with views to front. Double doors to Living/Kitchen area.

### Kitchen

11' 6" x 17' 4" (3.51m x 5.28m)

Vinyl flooring. A range of base, wall cabinets and drawers. Laminate worktop with stainless steel sink and mixer tap. Kitchen island with gas hob. Built in electric oven and grill. Built-in fridge freezer. Tiled walls. Space for washing machine or dishwasher. Radiator. Storage cupboard.

### Living/Dining Area

9' 7" x 15' 11" (2.91m x 4.86m)

Vinyl flooring. Sliding patio doors under garden. UPVC double glazed window. Access to garage.

### Bedroom One

19' 1" x 10' 0" (5.82m x 3.04m)

Carpet flooring. Radiator. Built in wardrobes. UPVC double glazed window to rear. Access to ensuite.

### Ensuite

9' 9" x 7' 10" (2.97m x 2.39m)

Tile flooring. Low-level WC. Basin with tiled splashback. Shower cubicle with rainfall showerhead. Double glazed window to rear. Heated towel rail. Radiator. Extractor fan.

### Bedroom Two

13' 1" x 9' 11" (4.00m x 3.03m)

Carpet flooring. Radiator. Double glazed window to front.



### Bedroom Three

10' 4" x 7' 1" (3.14m x 2.16m)

Carpet flooring. Double glazed window to front. Radiator. Storage cupboard.

### Shower Room

Tiled flooring. Basin. Large walk-in shower with sliding doors. Extractor fan. Radiator.

### WC

Vinyl flooring. Low-level WC. Obscured glass window.

### First Floor Landing

Carpet flooring. Double glazed window to side. Loft access.

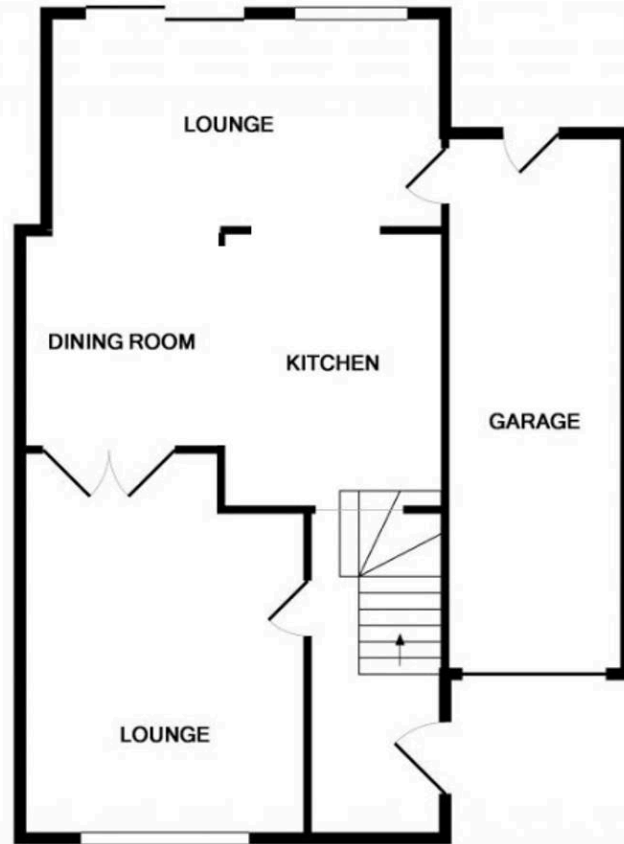
### Garage

21' 4" x 7' 3" (6.50m x 2.20m)

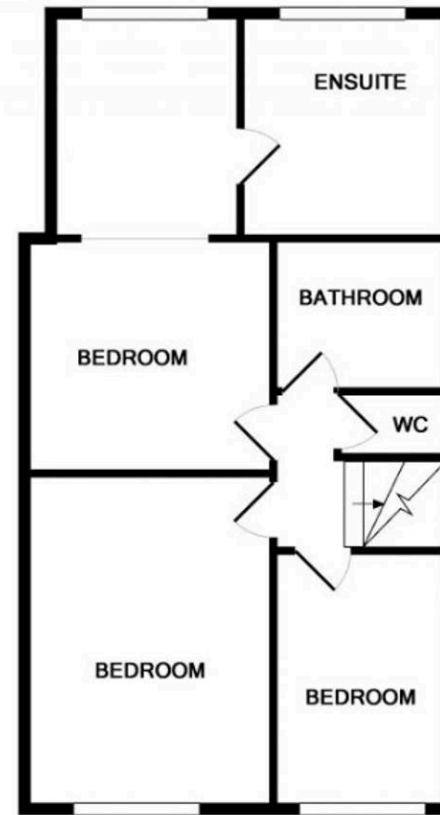
Up and over door. Door to rear garden and direct access into main house.







GROUND FLOOR



1ST FLOOR

## Farr and Farr Hucclecote

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