



6 Kingstone Avenue, Hucclecote
£290,000

Farr & Farr Sales & Lettings

6 Kingstone Avenue

Hucclecote, Gloucester

Located in a popular corner of Hucclecote, this detached two bedroom bungalow offers spacious accommodation and pleasant gardens.

A porch opens into an entrance hall with cupboard and through to the living room with feature fireplace. A modern kitchen is off the living room and fitted with a range of units and has a side door leading out to the garden.

Off an internal hallway sit two good sized bedrooms and a well-fitted bathroom.

An attractive garden sits to the rear while there is plenty of parking to the front and a large garage is accessed off the driveway.

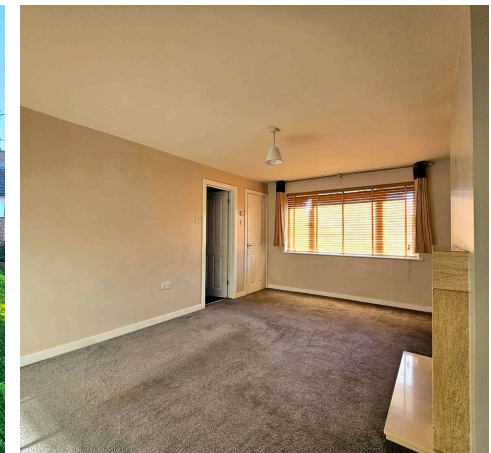
Kingstone Avenue is a short walk to Hucclecote Road which has an abundance of local amenities and public transport links. The property is available with no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Porch

Dimensions: 3' 4" x 7' 3" (1.026m x 2.219m). Upvc front door. Double glazed window surround. Tiled flooring

Entrance Hall

Dimensions: 3' 1" x 8' 11" (0.937m x 2.729m). Upvc door from porch. Radiator. Cupboard. Carpet with coir matting.

Living Room

Dimensions: 15' 11" x 10' 9" (4.839m x 3.276m). Double glazed window to front. Carpet. Radiator. Feature fireplace.

Kitchen

Dimensions: 10' 5" x 8' 6" (3.183m x 2.600m). Range of wall, base and drawer units. Laminate worktop. Stainless steel sink with draining board and mixer tap. Fitted oven and gas hob with extractor hood. Radiator. Part tiled walls. Tiled floor. Double glazed window and door to side.

Internal Hallway

Dimensions: 4' 4" x 5' 1" (1.328m x 1.541m). Access to loft via hatch. Carpet. Cupboard with combi boiler.

Bedroom One

Dimensions: 14' 7" x 9' 10" (4.444m x 2.992m). Double glazed window to rear. Carpet. Radiator.

Bedroom Two

Dimensions: 9' 9" x 9' 5" (2.984m x 2.868m). Double glazed window to rear. Carpet. Radiator.

Bathroom

Dimensions: 6' 3" x 5' 11" (1.904m x 1.811m). WC. Basin. Bath with electric shower over. Frosted double glazed window to side. Heated towel rail. Tiled walls. Tiled floor.



Rear Garden

Mostly laid to lawn with patio. Side access. Fence surround.

Front External

Large driveway. Area laid to lawn. Access to garage.

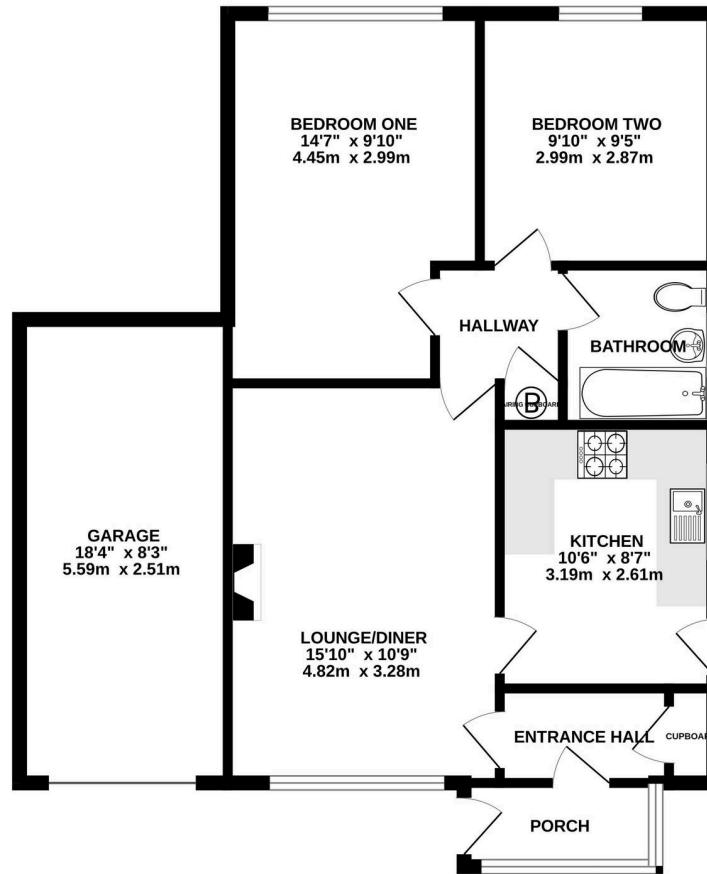
Garage

Dimensions: 18' 4" x 8' 3" (5.597m x 2.516m). Up and over door. Electric supply.





GROUND FLOOR



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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