



**R B WALTERS**  
ESTATE AGENTS



*Duncroft Road, Hucclecote, Gloucester,  
Gloucestershire, GL3 3AS.*

*£250,000*

Being sold chain free this family home requires some updating and cosmetic improvement but benefits from off road parking for 2/3 cars and a garage.

Located in a popular residential area being close to good local schools, everyday amenities and providing easy access to Gloucester Business Park, the M5 motorway and the city centre this well proportioned home is an ideal home for a family or first time buyer looking to add their own style. The ground floor has a lounge and separate dining room as well as a kitchen and upstairs there are three bedrooms and a bathroom. The driveway provides parking for 2/3 cars and leads to the garage whilst gated side access opens into the garden.

### Services

Mains Gas Central Heating

Electric

Mains Water and Drainage

Broadband Available

### Hallway

### Lounge

11' 9" x 11' 5" (3.58m x 3.48m)

### Dining Room

10' 0" x 8' 0" (3.05m x 2.44m)

### Kitchen

8' 11" x 8' 10" (2.72m x 2.69m)

### First Floor Landing

### Bedroom

11' 9" x 9' 10" (3.58m x 2.99m)

### Bedroom

10' 4" x 9' 10" (3.15m x 2.99m)

### Bedroom

9' 0" x 7' 2" (2.74m x 2.18m)





**Bathroom**  
6' 7" x 6' 6" (2.01m x 1.98m)

**Outside**

**Driveway Parking**

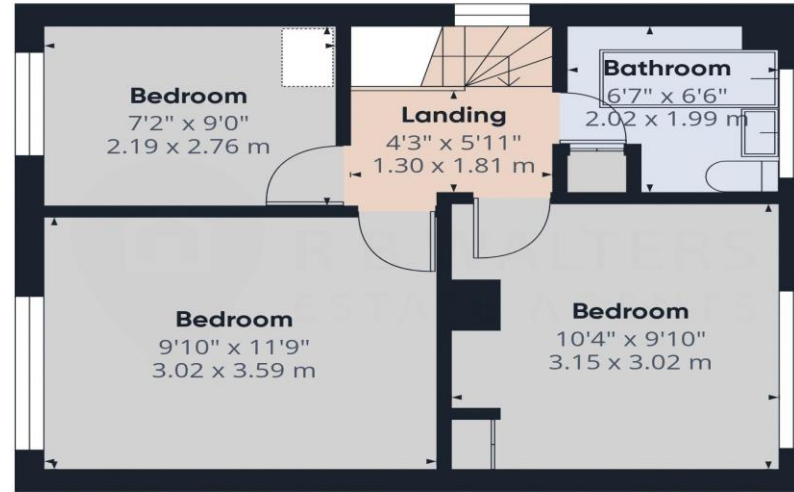
**Garage**  
17' 7" x 8' 2" (5.36m x 2.49m)

**Rear Garden**





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



**Approximate total area<sup>(1)</sup>**  
857 ft<sup>2</sup>  
79.8 m<sup>2</sup>

(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

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