



43 Colwell Avenue, Hucclecote
£249,000

Farr & Farr Sales & Lettings

43 Colwell Avenue

Hucclecote, Gloucester

A three-bedroom 'Unity' built semi-detached home, perfectly positioned in a popular residential area and offering generous living space, practical modern comforts, and excellent potential with no onward chain.

This property features off-street parking and a welcoming layout that flows naturally from room to room. The open-plan lounge leading into the dining area creates a bright, sociable space ideal for family living and entertaining. The adjoining kitchen sits just off the dining area, offering convenience and the opportunity to further modernise or extend (subject to permissions).

Upstairs, the home provides three bedrooms and a family bathroom, making it a strong choice for first-time buyers, young families, or those looking to upsize.

Outside, the property benefits from a good-sized rear garden, offering scope for landscaping, play space, or outdoor dining.

Situated within easy reach of local shops, schools, transport links, and Gloucester city amenities, this is a fantastic opportunity to secure a solid, spacious home in a well-connected location.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance Hall

UPVC front door. Alarm control panel. Radiator. Wood style flooring. Door to:

Lounge

Dimensions: 13' 0" x 11' 11" (3.96m x 3.63m). Chimney breast with ornamental fireplace. Double glazed window to front. Radiator. TV point. Carpet.

Kitchen/Diner

Dimensions: 19' 2" x 8' 8" (5.84m x 2.64m). Dining area with wood style floor. Radiator. Patio doors to the rear. Range of wall and base units, worktops. Currently with a range style cooker. Boiler. Single sink with draining board. Tiled splash back. Tiled floor. Boiler. Double glazed windows.





Master bedroom

Dimensions: 11' 11" x 11' 3" (3.63m x 3.43m).
Double glazed window to front. Radiator.
Carpet

Bedroom 2

Dimensions: 8' 11" x 8' 8" (2.72m x 2.64m).
Window to rear. Double glazed window.
Carpet.

Bedroom 3

Dimensions: 8' 11" x 7' 8" (2.72m x 2.34m).
Double glazed window to front. Carpet.
Radiator.

Bathroom

WC. Basin. Bath with shower over. Vinyl floor.
Radiator. Double glazed windows.

front external

Driveway parking. Lawned area. Fences.

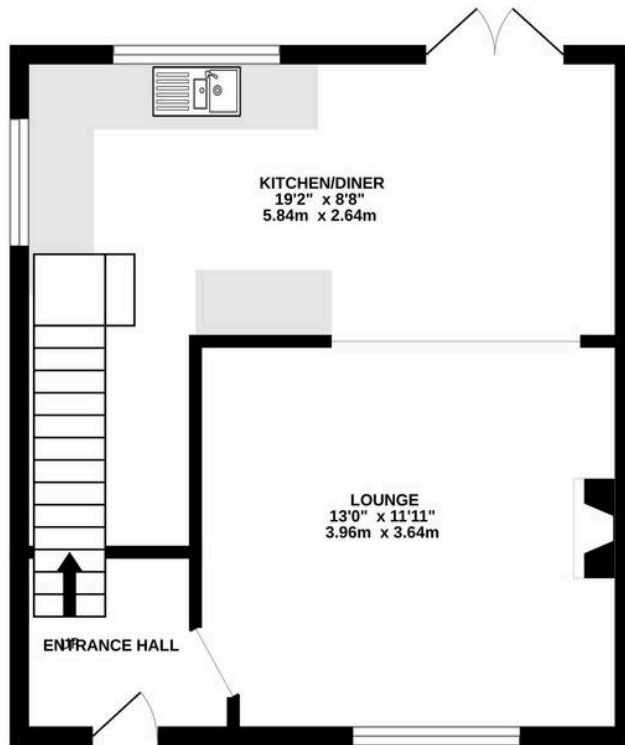
Rear Garden

Patio area. Raised lawned area. Sheds. Side
access.

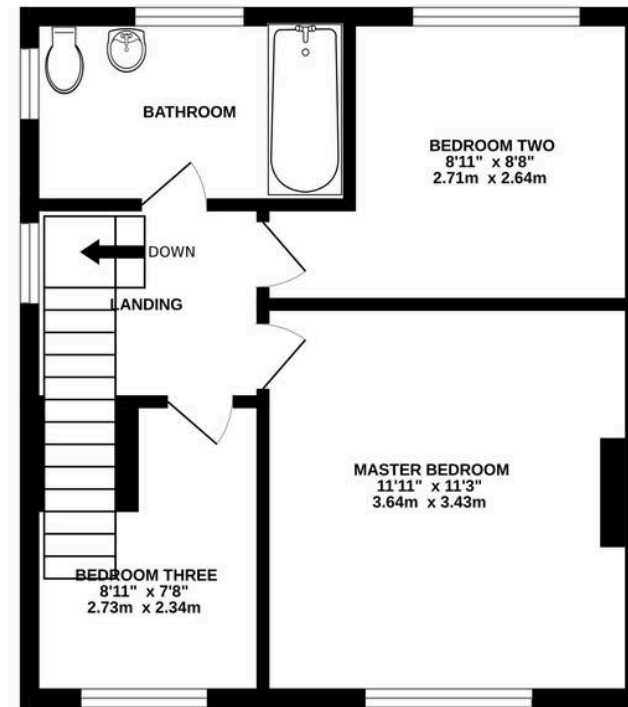




GROUND FLOOR



1ST 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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Farr and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • hucclecote@farrandfarr.co.uk •

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