



1 Kingstone Avenue, Hucclecote
£319,950

Farr & Farr Sales & Lettings

1 Kingstone Avenue

Hucclecote, Gloucester

Set in a popular Hucclecote location, this extended three bedroom home offers generous living space, a south-west facing rear garden, and the added benefit of a separate garage with off-street parking.

The ground floor features a welcoming porch, a convenient downstairs cloakroom, and a bright open-plan living and dining area. Stretching the full length of the property, this space enjoys excellent natural light and direct access to the garden through sliding doors. The extended kitchen measures an impressive 20'3" max x 8'11", providing plenty of room for cooking, storage, and family life. Upstairs, the property offers 3 bedrooms, 2 well-proportioned double bedrooms and a comfortable single bedroom. There is a family bathroom with walk in shower and a separate toilet, ideal for busy households.

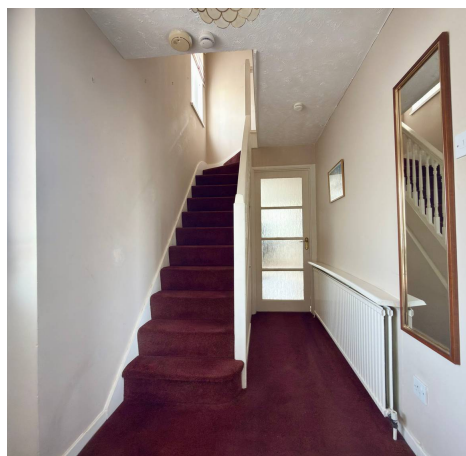
Although in a comfortable condition at present, the property is in need of some modernisation and improvement and offers an exciting project for buyers with vision. Land to side the of the property could also allow for an extension subject to necessary planning permissions. The property is double-glazed throughout. Externally, the south-west facing rear garden provides a sunny, private space perfect for relaxing or entertaining. A separate garage and driveway complete the property, offering secure storage and practical parking. This is a well-located, versatile home with great potential for families, first-time buyers, or anyone looking to settle in a sought-after part of Hucclecote.

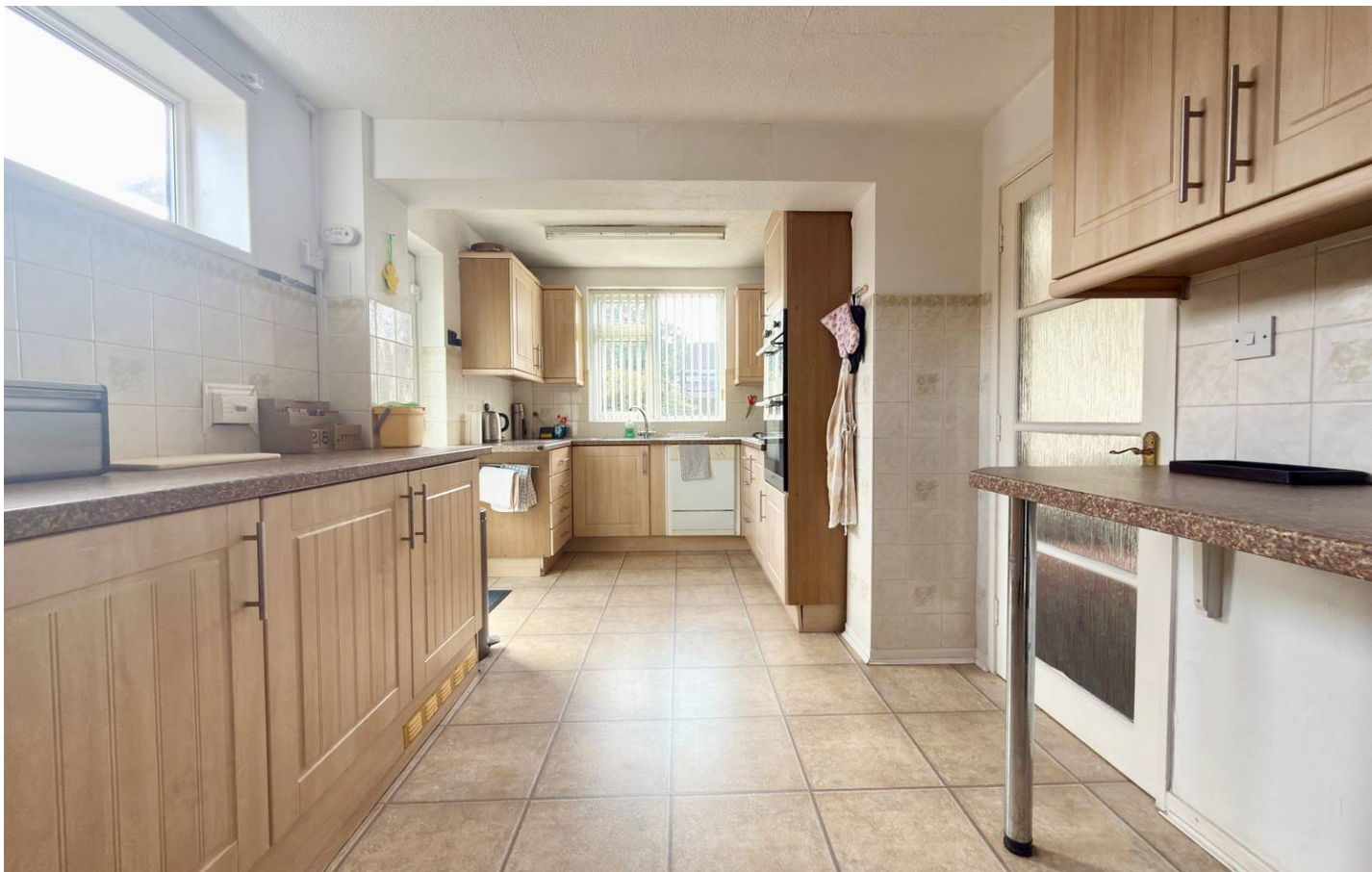
Kingstone Avenue is a short walk to Hucclecote Road which has an abundance of local amenities and public transport links.

The property is available with no onward chain.

Council Tax band: C

Tenure: Freehold





Entrance Porch

Ceramic tiled flooring. UPVC porch and front doors. Leading to:

Entrance Hall

Understairs storage housing gas meter. Heating thermostat controls. Fuse box. Radiator.

Cloakroom

WC. Wash hand basin. Radiator. Vinyl flooring.

Lounge

Dimensions: 13' 6" x 11' 6" (4.11m x 3.50m). Gas fire with marble effect surround. Radiator. Window to front aspect.

Dining Room

Dimensions: 17' 10" x 8' 0" (5.43m x 2.44m). Sliding patio door leading to rear gardens. Two radiators.

Kitchen/Breakfast Room

Dimensions: 20' 3" x 8' 11" (6.17m x 2.72m). Range of wall, base, and drawer units. Stainless steel sink with draining board and mixer tap. Built-in oven and hob. Space for dishwasher, washing machine and large fridge-freezer. Breakfast bar. Gas CH boiler. Vinyl flooring. Window overlooking rear garden. Glasspanelled doors to dining room and hallway. External UPVC side door.



Landing

Loft hatch with ladder. Window to side aspect.

Bedroom 1

Dimensions: 13' 6" x 10' 0" (4.11m x 3.05m). Fitted wardrobes. Radiator. Window to front aspect.

Bedroom 2

Dimensions: 11' 0" x 10' 1" (3.35m x 3.07m). Sliding-door wardrobes. Radiator. Window to rear aspect overlooking rear garden.

Bedroom 3

Dimensions: 9' 11" x 7' 5" (3.02m x 2.26m). Built-in storage. Radiator. Window to front aspect.

Shower Room

Shower cubicle with fitted shower. Wash hand basin with under-storage. Airing cupboard with immersion tank. Chrome Radiator.

Separate W/C

W/C and radiator

Loft

Ladder. Half boarded. Insulation to the remainder.

Externally

Garage

Dimensions: 17' 4" x 8' 2" (5.28m x 2.49m). Up and over door. Power and light. Personal door to rear garden.

Rear Garden

Mostly laid to lawn with area laid to patio. Fence surround. Shrub borders and fruit trees. Shed. Side access to front.

Front garden

Block paved driveway providing ample parking. Area laid to lawn. Garage and side access to rear garden.

Agents Notes

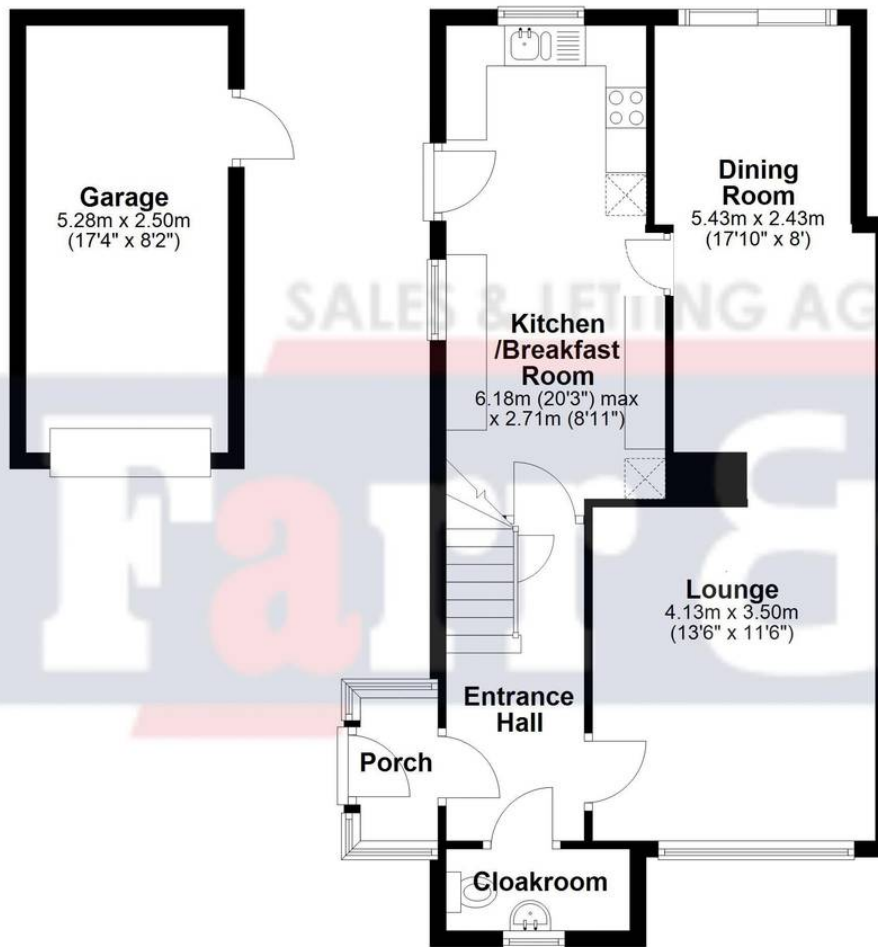
Council Tax – Band C EPC Rating – E





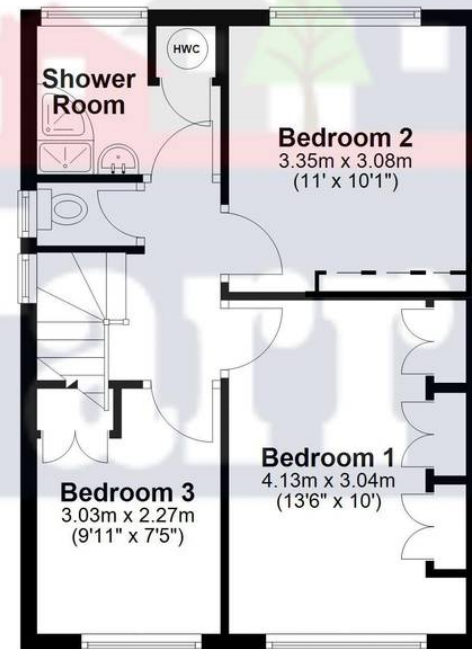
Ground Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 98.1 sq. metres (1055.6 sq. feet)

Farr and Farr Hucclecote

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