



R B WALTERS
ESTATE AGENTS



*Kingstone Avenue, Hucclecote, Gloucester,
Gloucestershire, GL3 3AP.*

£280,000

Well presented family home with updated kitchen and conservatory and providing parking for 3 cars and a garage.

Situated in a small close with very little passing traffic in this popular residential area due to the proximity of good schools with Dinglewell infants and juniors, Barnwood Park and Sir Thomas Rich's all within a mile. Everyday amenities are all within a short walk and there is a regular bus service to the City centre where you will find a main line rail station with direct route to London Paddington. The M5 can be reached within 5 minutes giving good access to Bristol and Birmingham.

This semi-detached home is well presented by the sellers who are keen to secure an early sale. There is a lounge and separate dining room, refitted kitchen and conservatory providing excellent ground floor space. Upstairs there are 3 bedrooms and a bathroom.

The current owners have no problems parking 3 cars outside and the driveway leads to the garage which is 23ft in length and offers excellent workshop possibilities. The rear garden has been designed to be easily maintained being laid almost entirely with paving slabs.

Services

Gas Central Heating, Electric, Mains Water and Drainage, Broadband Available.

Entrance Porch

6' 10" x 2' 8" (2.08m x 0.81m)

Hallway

12' 9" x 5' 6" (3.88m x 1.68m)

Lounge

11' 9" x 11' 7" (3.58m x 3.53m)

Dining Room

8' 1" x 8' 0" (2.46m x 2.44m)

Kitchen

9' 0" x 8' 11" (2.74m x 2.72m)

Conservatory

12' 1" x 9' 6" (3.68m x 2.89m)

First Floor Landing

Bedroom

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





Bedroom

10' 5" x 9' 11" (3.17m x 3.02m)

Bedroom

9' 0" x 7' 1" (2.74m x 2.16m)

Bathroom

6' 6" x 6' 5" (1.98m x 1.95m)

Outside

Driveway Parking

Garage

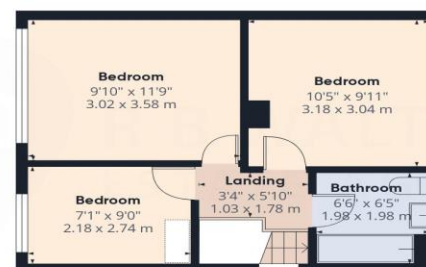
22' 9" x 9' 8" (6.93m x 2.94m)

Rear Garden





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

1069 ft²

99.3 m²

(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.

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