



21 Hillfield Court Road, Gloucester, GL1 3QS
£265,000

Farr & Farr Sales & Lettings

21 Hillfield Court Road

Gloucester

A MODERN THREE STOREY TOWNHOUSE IN A VERY CONVENIENT BUT SUPRISINGLY QUIET CUL DE SAC

Hillfield Court Road is a small quiet cul-de-sac, situated off Denmark Road less than ½ mile to the East of Gloucester city centre. The hospital, railway station and all the city centre’s facilities are within walking distance and access to the M5 is only a short drive.

Number 21 offers practical accommodation with the benefits of three bedrooms and West facing enclosed garden. It has been recently decorated and re-carpeted throughout. It is double glazed and gas central heated. To the exterior there is allocated parking for one car.

- THREE BEDROOMS
- BATHROOM
- LOUNGE/DINER
- KITCHEN
- CLOAKROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ALLOCATED PARKING
- WEST FACING ENCLOSED GARDENS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



FRONT DOOR

UPVC double glazed front door to:-

ENTRANCE HALL

Radiator. Staircase to landing with downstairs storage. Wall thermostat. Alarm controls.

CLOAKROOM

Low-level WC. Wash hand basin. Vinyl floor.

SITTING ROOM

13' 1" x 12' 4" (3.99m x 3.76m)

TV point. Double radiator. Inset ceiling spotlights. Double UPVC double glazed French doors to West facing terrace and garden.

KITCHEN

7' 9" x 6' 1" (2.36m x 1.85m)

Inset one and a half bowl single drainer stainless steel sink unit set into worktops with cupboards and drawers below. Wall and base units. Built-in four ring gas hob and oven. Built-in fridge and freezer. Plumbing for washing machine. Worcester gas fire central heating boiler.

FIRST FLOOR

LANDING

Useful downstairs storage. Space and staircase to second floor.

BEDROOM 1

13' 0" x 9' 0" (3.96m x 2.74m)
(Max). Radiator. TV point.

BEDROOM 2

9' 6" x 6' 6" (2.90m x 1.98m)
Radiator. TV point.

BATHROOM

Panelled bath with separate stainless steel shower and fully tiled splashback. Pedestal wash hand basin. Low-level WC. Vinyl floor. Shaver point. Heated towel rail.

SECOND FLOOR

BEDROOM 3

13' 1" x 14' 6" (3.99m x 4.42m)



SECOND FLOOR

BEDROOM 3

13' 1" x 14' 6" (3.99m x 4.42m)

(Max). Double radiator. Velux window. TV point.

REAR GARDEN

Paved terrace and lawns with fencing. Silver birch tree.
Outside light.

Allocated parking

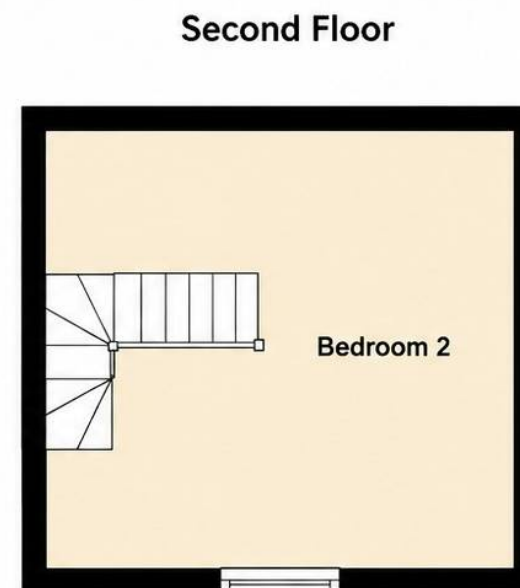
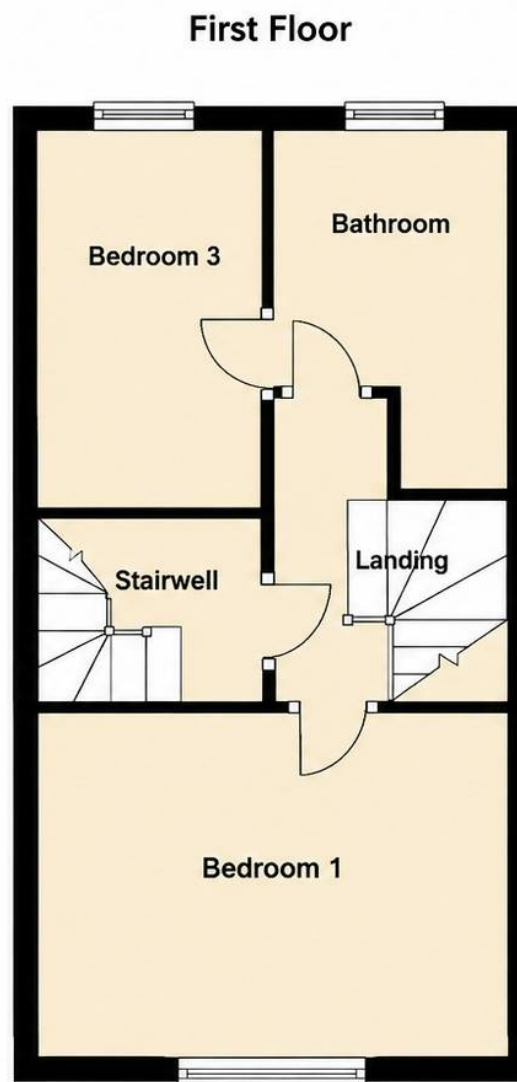
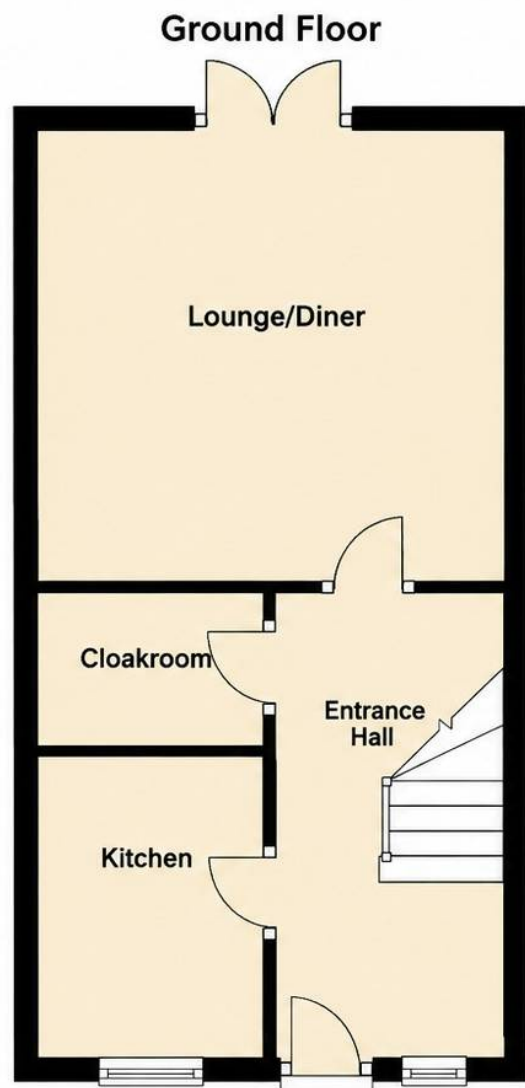
1 Dedicated allocated parking space

Tenure: Freehold

EPC Energy Efficiency Rating: C

Council Tax band: B





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