



10 Barnacre Drive, Hucclecote
£315,000

Farr & Farr Sales & Lettings

10 Barnacre Drive

Hucclecote, Gloucester

Situated in a peaceful corner of Hucclecote, this three bedroom property offers generous living space and an attractive rear garden.

A front garden and driveway lead to the entrance hall. To the front of the property is a bright and airy living room. To the rear sits a modern kitchen, overlooking the attractive rear garden. A bathroom completes the ground floor.

Stairs lead to the first floor landing with three good sized bedrooms, including a double bedroom to the front.

The rear garden provides excellent outdoor space with areas of lawn, patio, and established shrubbery.

Barnacre Drive is well located within Hucclecote, offering convenient access to local amenities, bus routes and excellent schools. The property is available with no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





Entrance Hallway

Composite double glazed front door with leaded glass detailing. Tiled flooring. Radiator.

Lounge

16' 2" x 9' 4" (4.92m x 2.85m)
Laminate flooring. Double glazed window to front. Radiator. Marble effect fireplace with gas fire and wooden surround.

Kitchen

10' 5" x 10' 4" (3.18m x 3.16m)
Vinyl flooring. Double glazed window and door to rear garden. Range of base and wall cabinets with laminate worktop over. Stainless steel sink with drainer. Tiled splashback. Washing machine, oven and fridge freezer. Larder cupboard. Under stairs cupboard. Airing cupboard housing Vaillant combination boiler. Radiator.



Wc

Vinyl flooring. WC. Obscured double glazed window to side.

Shower Room

Vinyl flooring. Basin. Partially tiled walls. Screened shower unit with assist rails and seating. Obscured glass double glazed window to rear. Radiator.

First Floor Landing

Carpet flooring. Access to loft.

Bedroom One

15' 10" x 9' 4" (4.82m x 2.85m)

Carpet flooring. Double glazed window to front.
Radiator. Wardrobe.

Bedroom Two

14' 11" x 8' 2" (4.55m x 2.48m)

Carpet flooring. Two double glazed windows.
Radiator. Storage cupboard.

Bedroom Three

9' 5" x 7' 8" (2.86m x 2.34m)

Carpet flooring. Double glazed window to rear.
Radiator.



GARDEN

Beautifully maintained. Area of patio. Laid to lawn with path. Borders with mature plants and shrubs. Garden shed. Wooden fencing surrounded. Side access.

FRONT GARDEN

Area of grass. Driveway for several cars.

GARAGE

Single Garage

Up and over door.

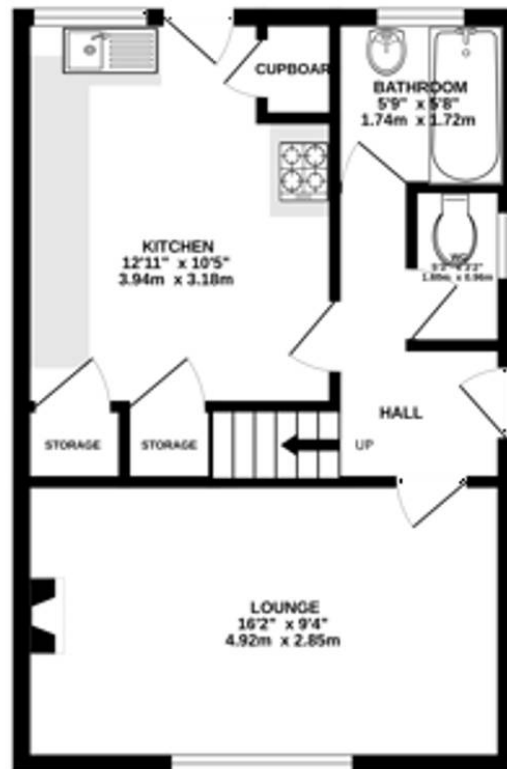
DRIVEWAY

4 Parking Spaces

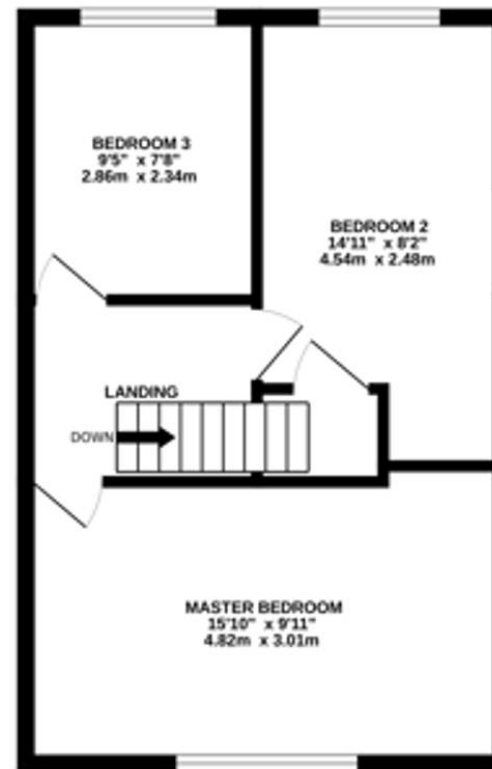
Parking for multiple vehicles



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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