



7 Gransmoor Grange Sussex Gardens, Huddersfield
£365,000

Farr & Farr Sales & Lettings

7 Gransmoor Grange Sussex Gardens

Hucclecote, Gloucester

This stunning 3-bedroom house is presented in excellent decorative order. Benefits include a lovely open plan lounge/dining room, beautifully fitted kitchen, study, downstairs cloakroom, family bathroom along with a utility room. The master bedroom was previously two bedrooms and could easily be converted back, potentially making this a four-bedroom property.

Gransmoor Grange can be found in Sussex Gardens and is part of the popular residential area of Hucclecote, an area which is particularly well supplied with local amenities including two comprehensive shopping parades, doctors, dentists, community centre etc. The property is in close proximity to a good range of well-respected schools for all ages. Frequent bus services to Gloucester and Cheltenham are close by and access to the M5 motorway and The Cotswolds are only a short drive.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Entrance hall

UPVC door into entrance hall. Frosted double glazed window to side. Radiator. Stairs to first floor landing. Vinyl floor.

Utility room

Dimensions: 7' 11" x 5' 3" (2.42m x 1.61m). Frosted double glazed window to front. Radiator. Worktop with plumbing for washing machine. Plumbing for bath or shower. Extractor fan.

Office

Dimensions: 8' 6" x 7' 10" (2.60m x 2.40m). Large double-glazed window to front. Carpet. Radiator.

Kitchen

Modern kitchen with grey wall base and drawer units. Laminate worktop over. Double sink with draining board and mixer tap. Fitted 5 ring gas hob. Extractor hood over. Window and door to garden room. Cupboard. Vinyl floor. Dishwasher. Double oven. Fridge freezer. Wine cooler.

Living/ dining room

Dimensions: 17' 3" x 20' 4" (5.25m x 6.21m). Spacious living room. Electric fireplace. Carpet. Radiator. Sliding doors to conservatory. Dining area with wood flooring and large windows to rear.

Conservatory

Double glazed window surround. Carpet. Air conditioning unit.

First floor landing

Carpet. Airing cupboard with gas combi boiler. Access to loft.



Bedroom 1

Dimensions: 23' 7" x 19' 3" (7.19m x 5.86m). Previously two bedrooms which could be converted back. 2 double glazed windows to rear. 2 radiators. Carpet

Bedroom 2

Dimensions: 11' 3" x 9' 11" (3.44m x 3.01m). Double glazed window to front. Carpet. Radiator. Fitted wardrobes with mirrored door.

Bedroom 3

Dimensions: 10' 4" x 7' 8" (3.16m x 2.34m). Double glazed window to front. Carpet. Radiator.

Bathroom

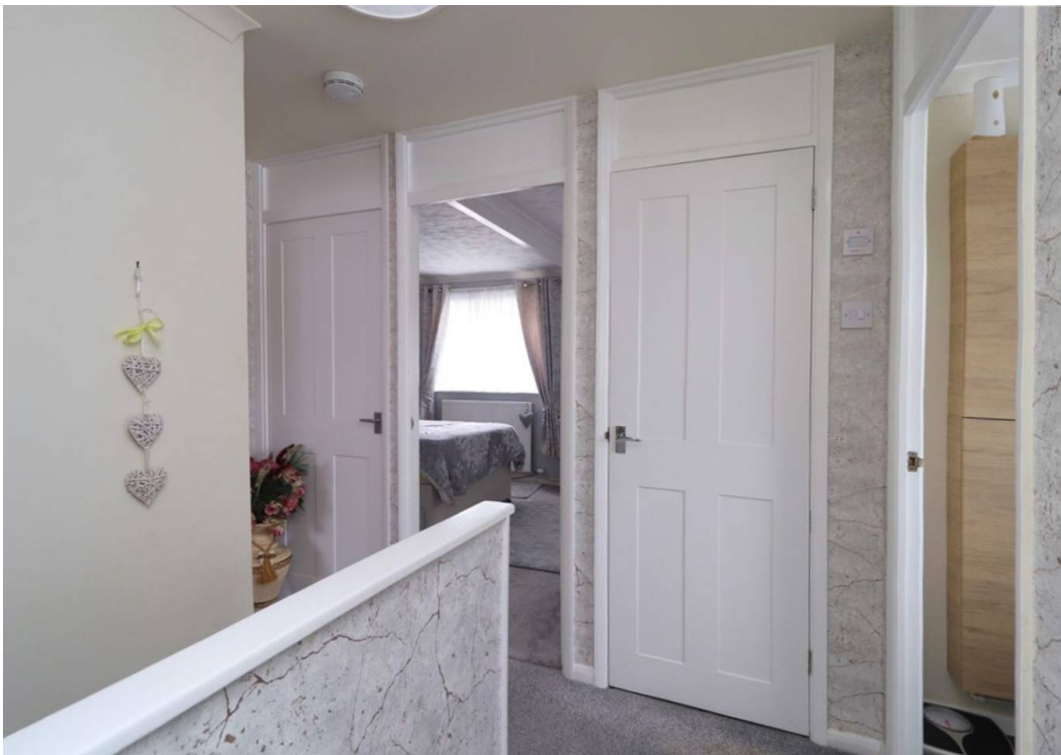
Frosted double glazed window to side. WC. Basin with cupboard under. Bath with shower over. Tiled floor. Tiled walls. Heated towel rail. Extractor fan.

Garden room

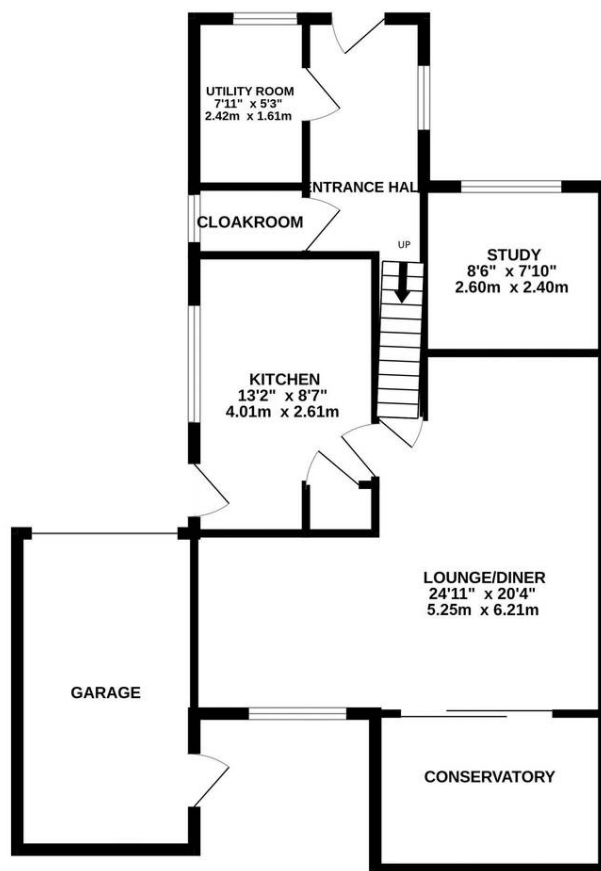
Accessed off the kitchen. Artificial turf. Doors to front.



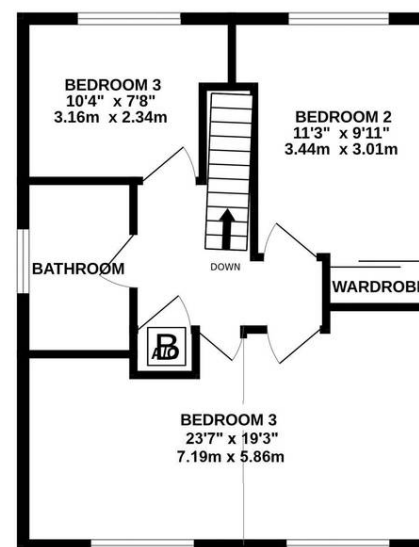




GROUND FLOOR



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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