



3 Bircher Way, Hucclecote
£365,000

Farr & Farr Sales & Lettings

3 Bircher Way

Hucclecote, Gloucester

Situated on the edge of a modern housing estate in Hucclecote, this spacious and very well-presented three bedroom semi-detached property has a unique layout and benefits from a driveway and garage.

The front door opens into an entrance hall and though to a bright kitchen / dining room with doors out to the rear garden. A dual aspect living room is off the entrance hall and a cloakroom and cupboard complete the ground floor.

Stairs lead to the first floor landing with three bedrooms including a good sized master with en suite. A family bathroom completes the property.

To the rear, a low maintenance rear garden benefits from an additional area laid to decking and gives access into the garage.

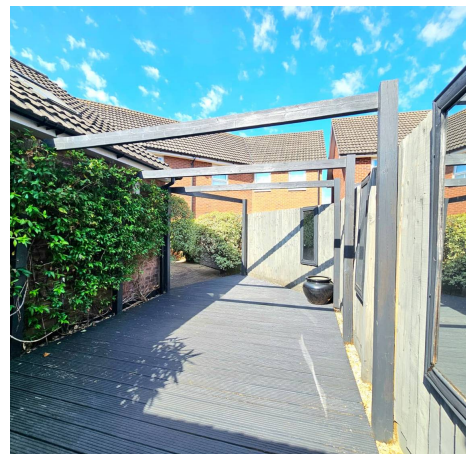
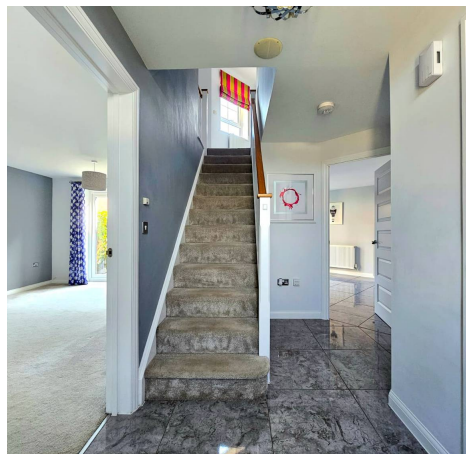
Bircher Way is well located within Hucclecote and has a good array of local amenities including shops, bus routes and play area. There are excellent local road links with the M5 motorway a short drive away. The property is available with no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Entrance Hall

Composite front door into spacious entrance hall. Airing cupboard. Radiator. Tiled flooring with matting.

Living Room

17' 9" x 10' 11" (5.41m x 3.32m)

Dual aspect living room with two double glazed windows to front and French doors to rear. Carpet. Two radiators.

Cloakroom

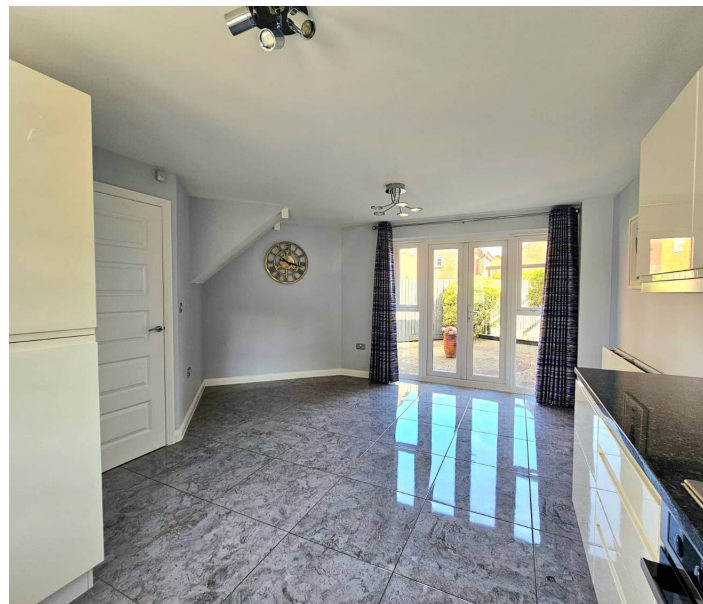
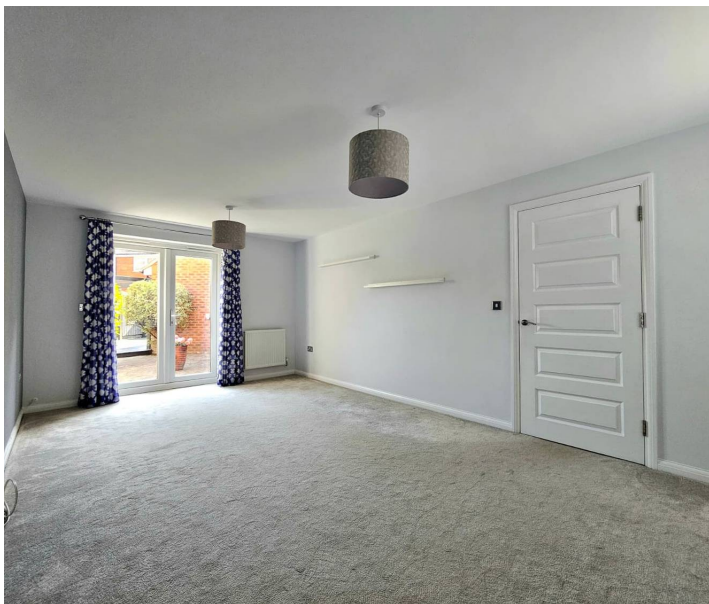
4' 10" x 4' 7" (1.47m x 1.40m)

WC. Basin. Frosted double glazed window. Radiator. Tiled flooring.

Kitchen / Dining Room

17' 11" x 15' 4" (5.45m x 4.67m)

Modern kitchen with a range of wall, base and drawer units. Granite worktop. Double sink with draining board and mixer tap. Fitted double oven. Four ring gas hob with extractor hood. Fitted dishwasher, washing machine and fridge freezer. Two double glazed windows to front. French doors to rear. Tiled flooring. Radiator.



Bedroom One

10' 7" x 15' 3" (3.23m x 4.64m)

Spacious master bedroom with two double glazed windows to front. Fitted wardrobes with mirrored sliding doors. Carpet. Radiator.

En Suite

6' 4" x 7' 11" (1.94m x 2.42m)

En Suite with WC, basin and enclosed shower. Frosted double glazed window to front. Part tiled walls. Amtico aminate flooring. Radiator.

Bedroom Two

12' 5" x 13' 1" (3.79m x 3.99m)

Double bedroom with two double glazed windows to front. Fitted wardrobes with mirrored doors. Carpet. Radiator.

Bedroom Three

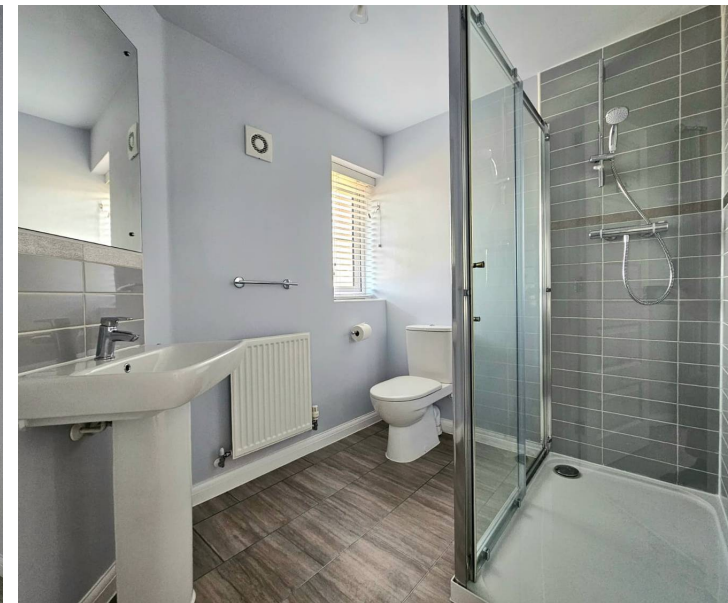
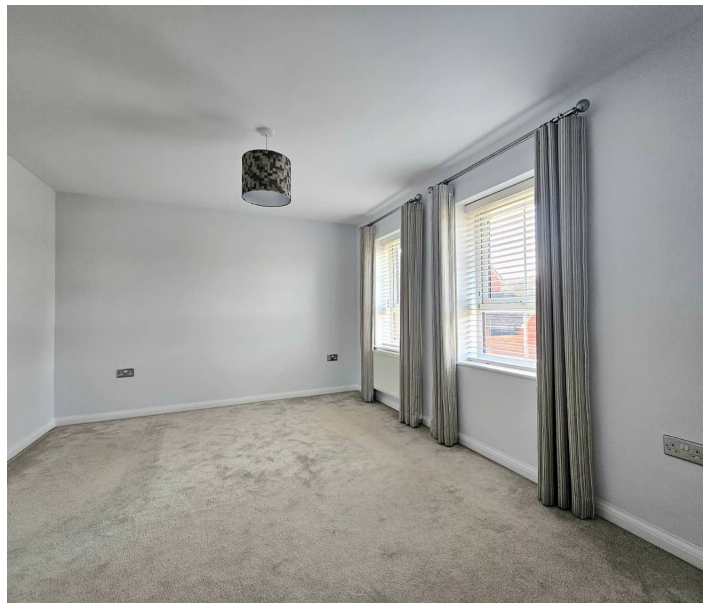
7' 3" x 7' 7" (2.21m x 2.31m)

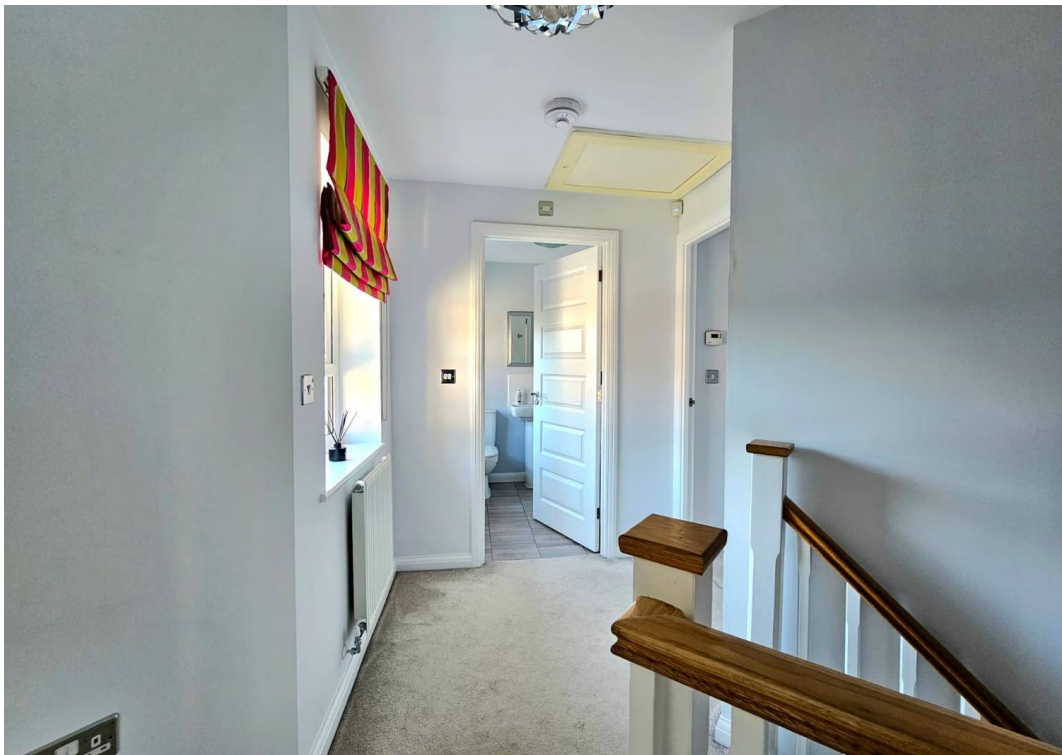
Single bedroom with double glazed window to rear. Fitted wardrobe. Carpet. Radiator.

Bathroom

6' 11" x 6' 1" (2.10m x 1.86m)

Family bathroom with WC, basin and bath. Part tiled walls. Amtico laminate flooring. Radiator. Frosted double glazed window to rear.





Rear Garden

Low maintenance rear garden. Laid to patio with an area of decking. Integrated lighting. Mature shrubs. Electric socket and outside tap. Fence surround.

Front Garden

Mostly laid to stone with attractive planted borders. Outside tap to front garden. Driveway parking in front of the garage.

Driveway

1 Parking Space

Driveway parking in front of garage.

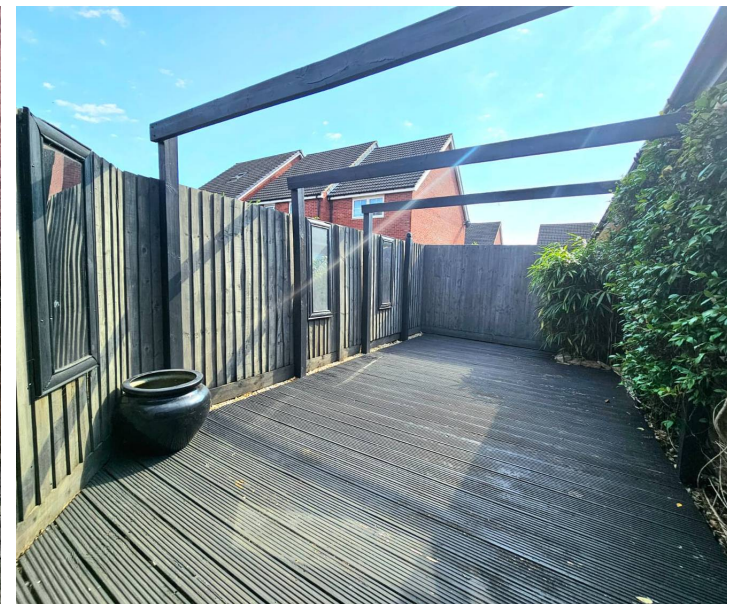
Garage

21' 7" x 10' 8" (6.59m x 3.24m)

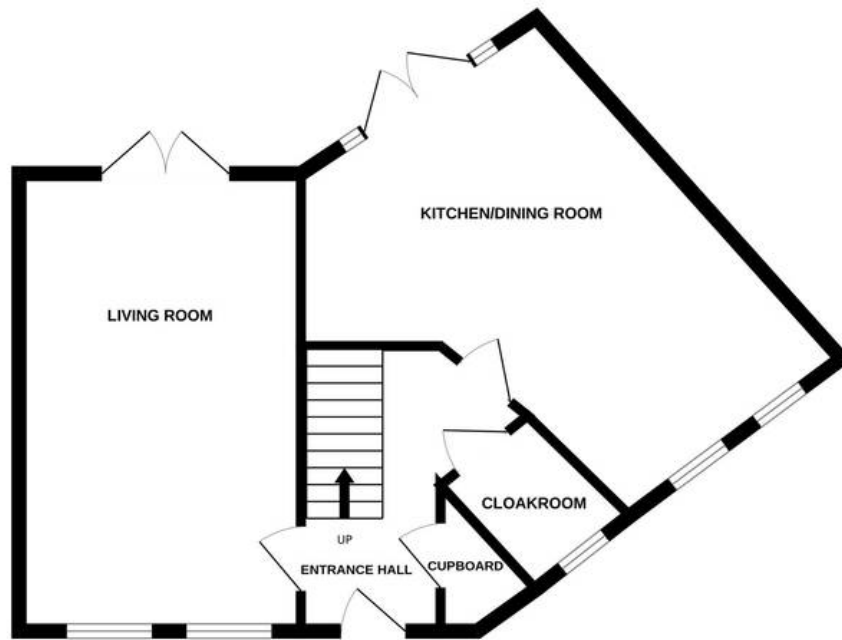
Large garage with up and over door from driveway. Side door into garden. Lighting and electric. Skylight.

Agent Notes

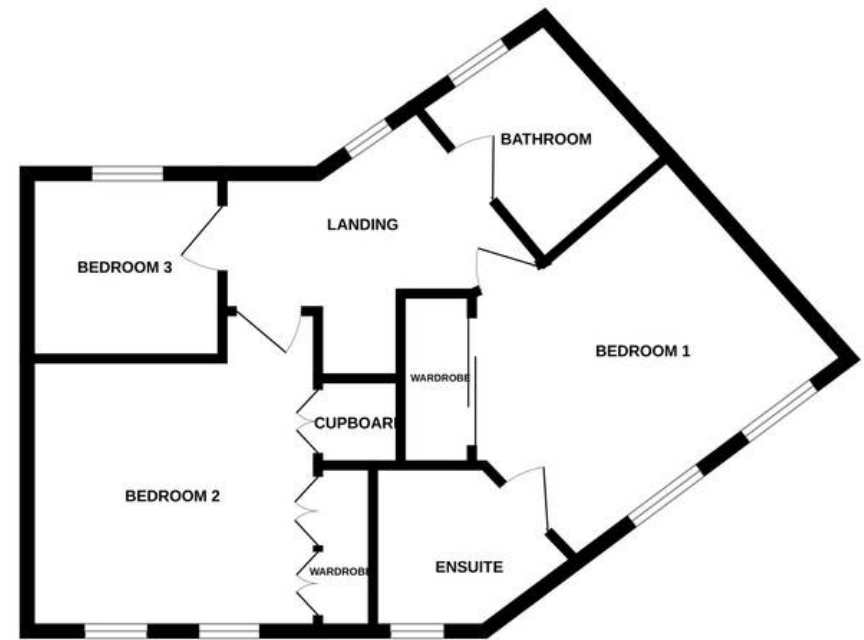
Annual service charge payable to Pinnacle Property Management in January each year, which is usually in the region of £250 per annum



GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.

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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