



74 Insley Gardens, Hucclecote
£245,000

Farr & Farr Sales & Lettings

74 Insley Gardens

Hucclecote, Gloucester

Well located within Hucclecote, this three bedroom end of terrace property has been well maintained in its current ownership while offering some scope for improvement and modernisation.

The front door opens into an entrance hall and through to a spacious living / dining room with views out to the rear garden. A modern kitchen is to the front of the property.

Stairs lead to the first floor landing with three good sized bedrooms - two doubles and a single. The bathroom has been recently fitted with a modern suite.

To the front and rear, the property benefits from attractive gardens and a garage is to the rear.

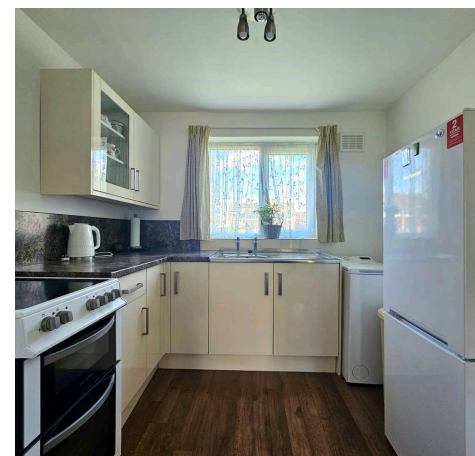
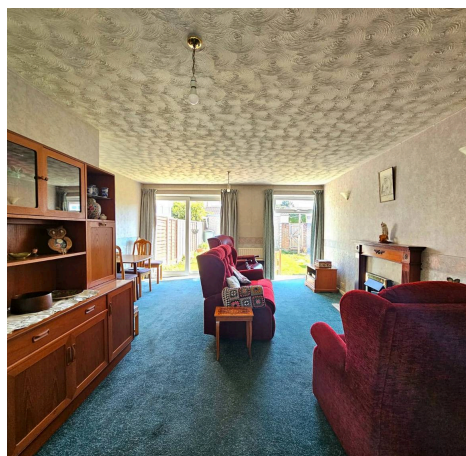
Insley Gardens is a short walk to Hucclecote Road which benefits from an array of shops, amenities and local bus routes. This property is available with no onward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Entrance Hall

8' 2" x 5' 8" (2.49m x 1.73m)

Modern Upvc front door with frosted double glazed window. Carpet. Radiator. Stairs to first floor landing.

Living / Dining Room

19' 6" x 14' 6" (5.94m x 4.42m)

Spacious living / dining room. Double glazed patio doors and window to rear. Two radiators. Carpet. Feature fireplace. Understairs cupboard.

Kitchen

8' 2" x 8' 6" (2.49m x 2.59m)

Modern kitchen. Double glazed window to front. Range of wall, base and drawer units. Laminate worktop. Cooker. Stainless steel sink with draining board and mixer tap. Boiler. Vinyl flooring.

First Floor Landing

6' 7" x 6' 2" (2.00m x 1.88m)

Access to loft via hatch. Carpet.

Bedroom One

13' 10" x 8' 8" (4.22m x 2.65m)

Spacious double bedroom with double glazed window to front. Carpet. Radiator.

Bedroom Two

13' 11" x 8' 0" (4.23m x 2.44m)

Double glazed window to rear. Carpet. Radiator.

Bedroom Three

11' 0" x 6' 2" (3.36m x 1.89m)

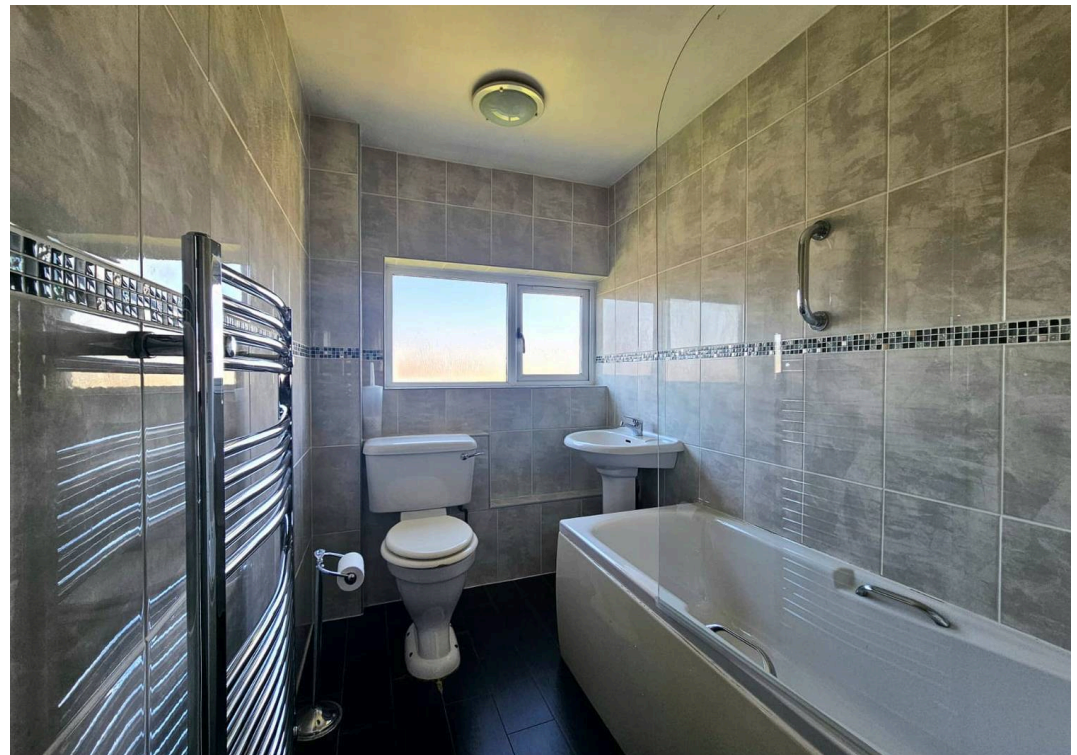
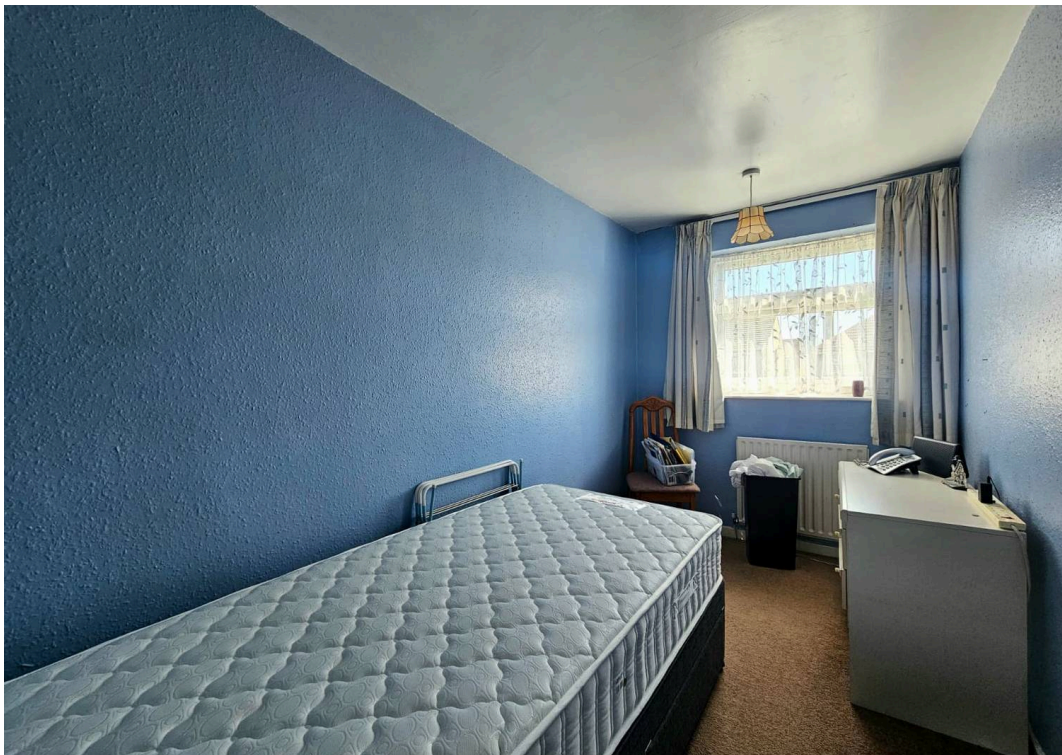
Double glazed window to rear. Carpet. Radiator.

Bathroom

9' 9" x 5' 6" (2.97m x 1.67m)

Frosted double glazed window to front. WC. Basin. Bath with shower over. Heated towel rail. Tiled walls. Laminate flooring. Cupboard.





Rear Garden

Attractive rear garden. Most laid to lawn with path and borders. Brick and fence surround.

Front Garden

Well maintained front garden. Laid to lawn with pathway. Planted borders.

Garage

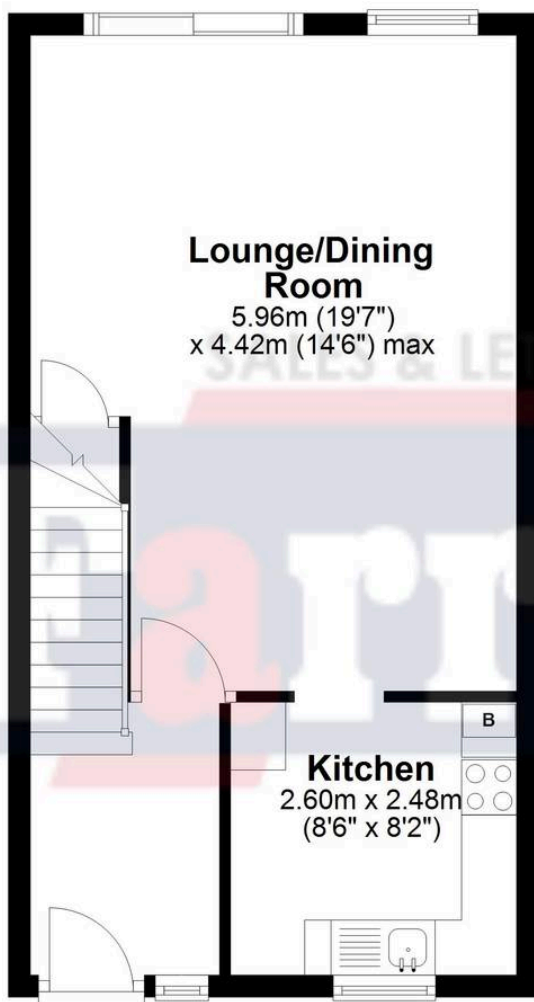
Single Garage

Garage to the rear of the property. Up and over door.



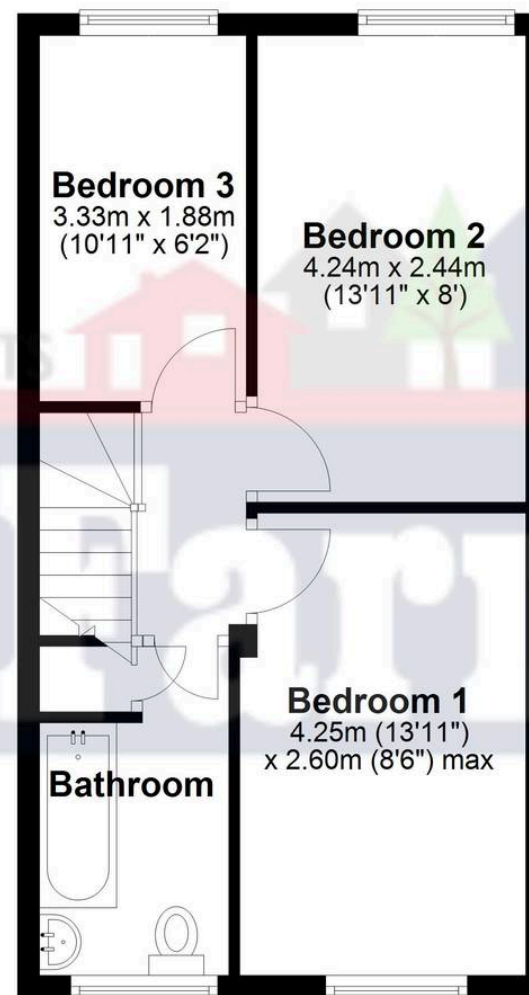
Ground Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.4 sq. feet)



Total area: approx. 75.6 sq. metres (813.7 sq. feet)

Farr and Farr Hucclecote

Farr & Farr, 50 Hucclecote Road - GL3 3RT

01452613355 • hucclecote@farrandfarr.co.uk •

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