



01452 690553

sales@applebys.estate

www.applebysestateagents.co.uk



## 55 Colwell Avenue

Hucclecote, Gloucester, GL3 3LU

**£260,000**



This Three bedroom family home, is very well presented, this property would make an excellent investment or first time buy, situated in a popular area of Hucclecote, close to Hillview primary school.



## Entrance Hall

Lounge 13'9 x 12'2 (4.19m x 3.71m)

Kitchen/Diner 20'10 x 8'10 (6.35m x 2.69m)

Bedroom 1 11'2 x 11'2 (3.40m x 3.40m)

Bedroom 2 13'1 x 8'10 (3.99m x 2.69m)

Bedroom 3 9'2 x 7'7 (2.79m x 2.31m)

Bathroom

WC

## OUTSIDE

Driveway to the front of the property, the front garden is laid to lawn leading to the gated side access. The undercover area leading to the rear garden is very useful with a bin store and further storage area. The rear garden is mainly laid to lawn with a decking area the garden is sub divided with a trellis and pathway leading to the greenhouse and shed this would be an ideal spot for a vegetable garden.

## Services

Mains drainage, gas central heating

Gloucester City Council tax band B

## Agents Note

This property is of former non standard construction (Unity) and benefits from a PRC certificate and as such, we advise all clients to check suitability with their mortgage lender before committing to any expenditure.

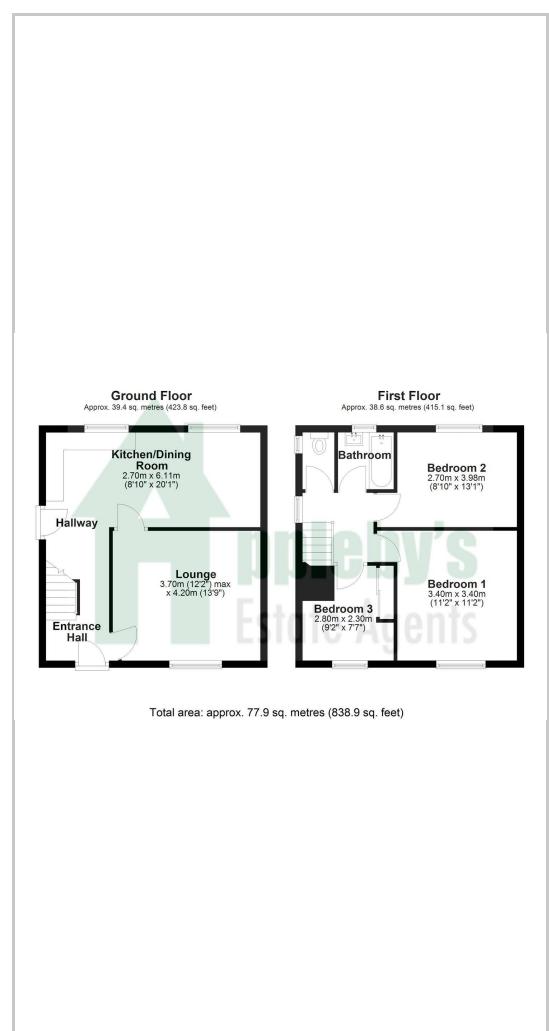
## Tenure

Freehold

## Area Map



## Floor Plans



## Energy Efficiency Graph

