



**42 Porchester Road, Gloucester, GL3 3ED**

**Asking Price £340,000**

Nestled in the desirable area of Hucclecote, this charming semi-detached house on Porchester Road offers a perfect blend of comfort and modern living. Spanning an impressive 1,409 square feet, this well-presented property boasts an inviting open plan kitchen family room, ideal for both entertaining and everyday family life. The kitchen features a stylish centre island, providing ample space for meal preparation and casual dining.

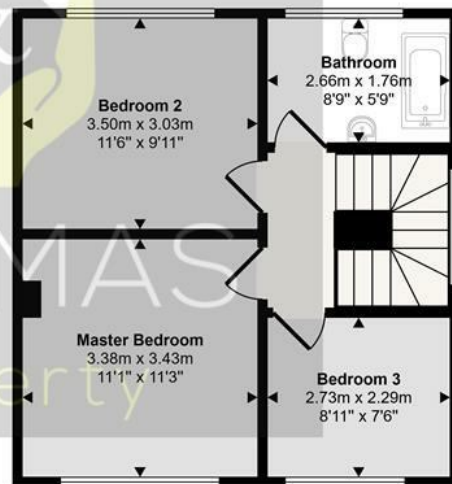
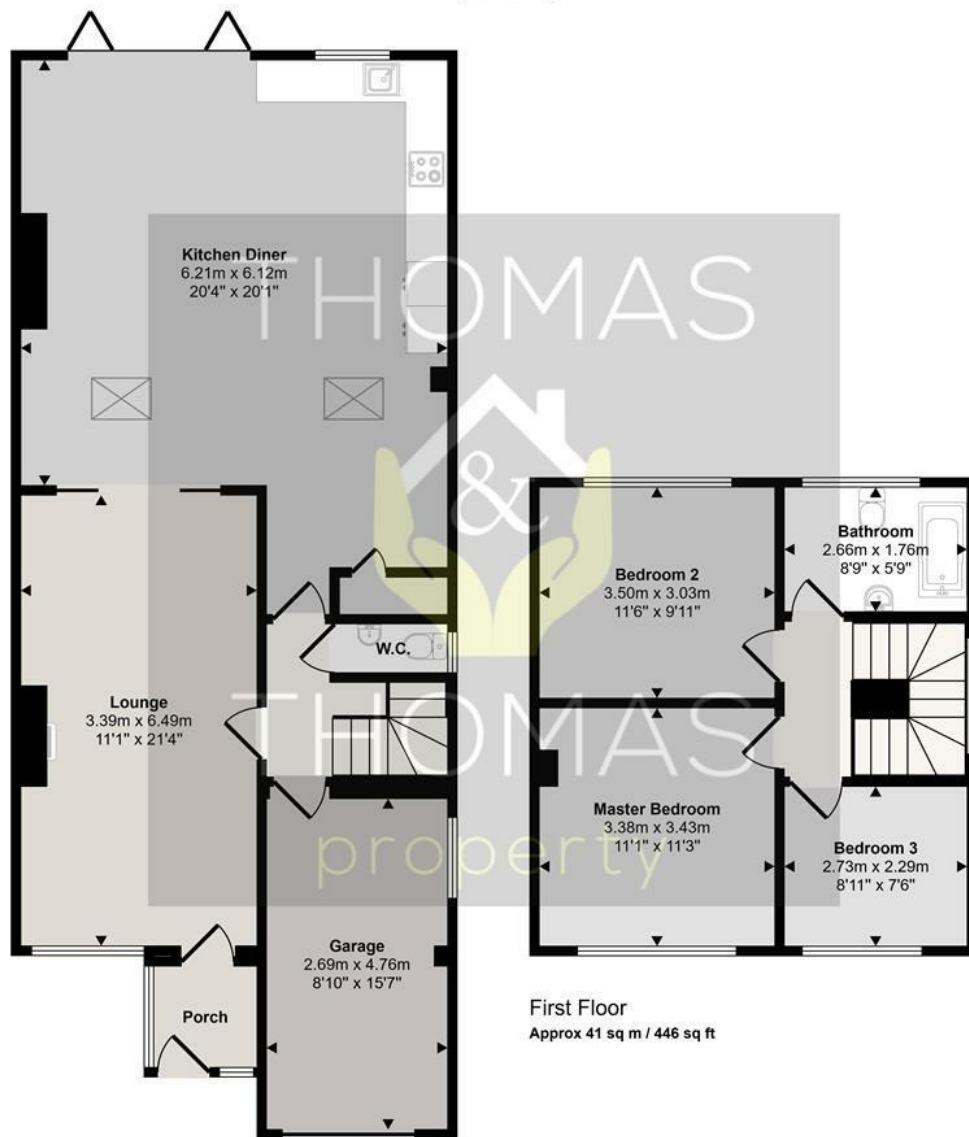
The home comprises two spacious reception rooms, allowing for versatile use, whether as a formal sitting area or a playroom for children. With three well-proportioned bedrooms, this residence is perfect for families or those seeking extra space. The bathroom is conveniently located to serve all bedrooms and guests alike.

The property has been thoughtfully extended to comprise a spacious open plan kitchen/family room which enhances its living space, ensuring it meets the needs of modern homeowners. The exterior offers parking for up to three vehicles, a valuable asset in this sought-after location.

Surrounded by local amenities and excellent transport links, this home is not only a comfortable retreat but also a gateway to the vibrant community of Hucclecote. Whether you are looking to settle down or invest, this property presents an excellent opportunity to enjoy a delightful lifestyle in a prime location

- Three Bedrooms
- Open Plan Kitchen/Family Room
- Generous Bedrooms
- Garage With Driveway
- Sought After Family Location
- Well Presented

Approx Gross Internal Area  
131 sq m / 1409 sq ft

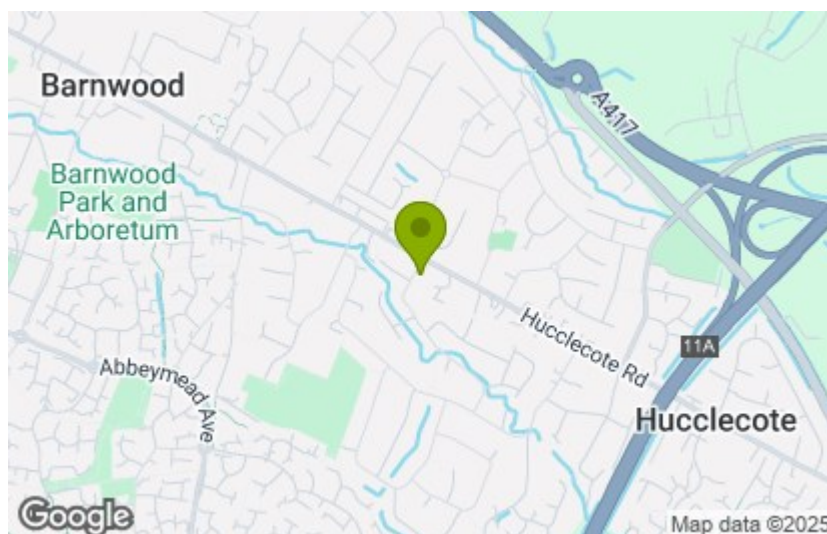


Ground Floor  
Approx 89 sq m / 963 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>59</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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