

**107 Hucclecote Road, Gloucester, GL3 3TS**

**Asking Price £365,000**

A well-positioned residential property offering comfortable living in a convenient and sought-after location. Set back from the road, the home provides a welcoming first impression with its traditional frontage and easy access to local amenities.

As you enter the property you are greeted to a large entrance hall with parquet flooring and handy WC positioned under the stairs. The modern kitchen has ample cupboard space and room for all freestanding appliances. There is a separate dining room with additional reception room, the perfect space for entertaining. Lastly downstairs, is the cosy lounge, made complete with a log burner, perfect for those winter nights.

Upstairs there are four double bedrooms, rarely found in a modern home. A good sized family bathroom is situated off the landing, with shower over bath.

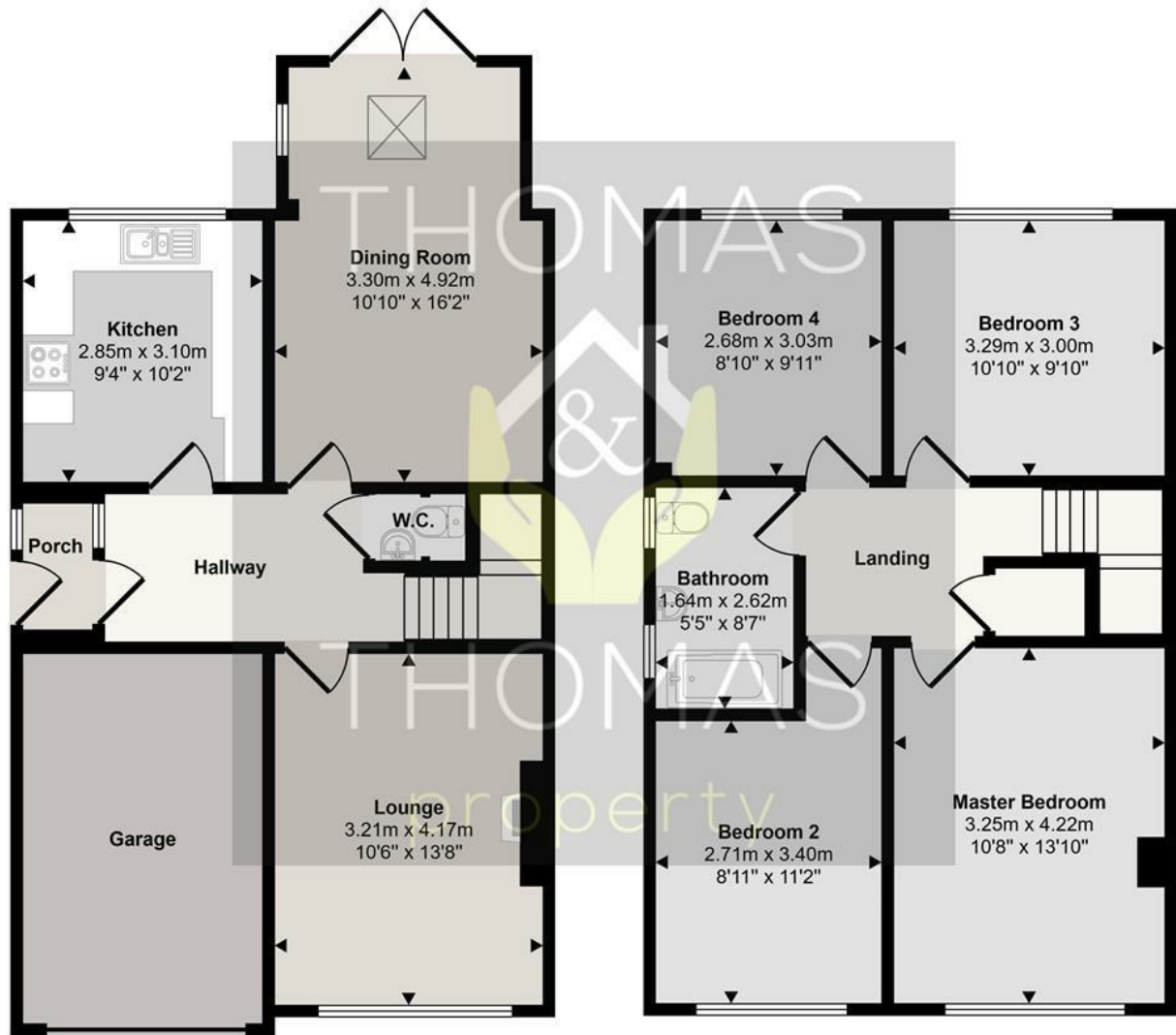
Outside is a private enclosed garden with log storage, patio, grassed area and side access to the front of the property. The driveway allows ample parking for at least three cars.

This is a beautiful family home, ready to move in to, don't miss the chance to view.

- Four Double Bedrooms
- Driveway Parking & Garage
- Private Enclosed Garden
  - Modern Kitchen
- Two Reception Rooms
- Wood Burner in Lounge



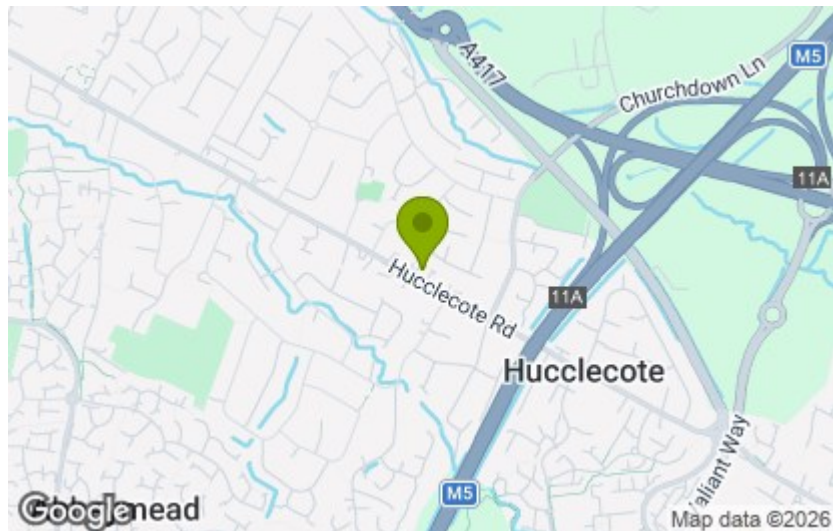
Approx Gross Internal Area  
121 sq m / 1302 sq ft



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) A                                 |                         |                         |
| (81-91) B                                   |                         |                         |
| (69-80) C                                   |                         |                         |
| (55-68) D                                   |                         |                         |
| (39-54) E                                   |                         |                         |
| (21-38) F                                   |                         |                         |
| (1-20) G                                    |                         |                         |
| Not energy efficient - higher running costs |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | 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) A   |                         |                         |
| (81-91) B   |                         |                         |
| (69-80) C   |                         |                         |
| (55-68) D   |                         |                         |
| (39-54) E   |                         |                         |
| (21-38) F   |                         |                         |
| (1-20) G  |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                         |
| England & Wales   | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



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