



46 Hillview Road, Gloucester, GL3 3LQ

Asking Price £300,000

Offered to the market chain free, this charming three-bedroom detached family home presents a rare opportunity to acquire a characterful 1930s property in one of Hucclecote's most sought-after locations.

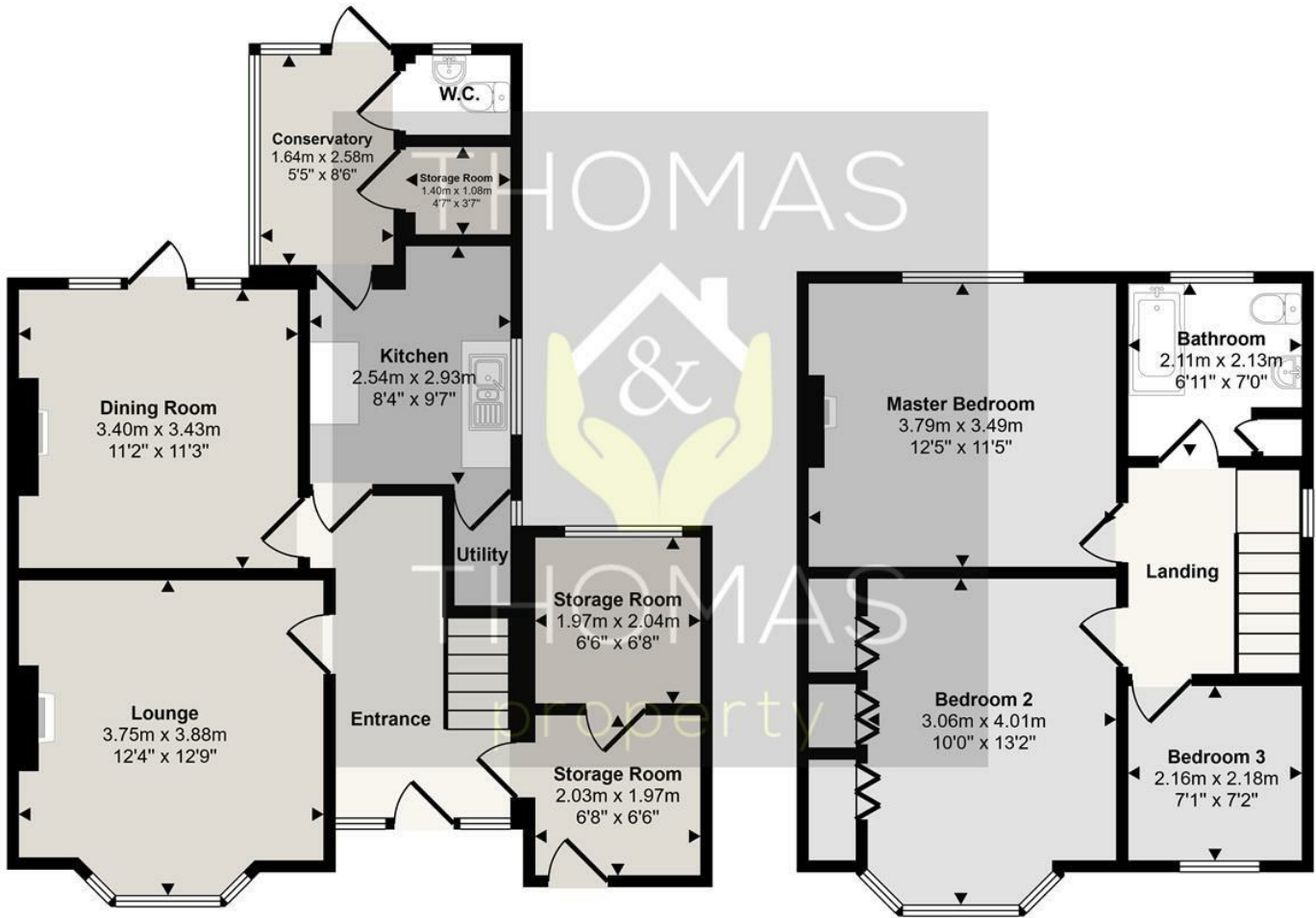
Having been cherished for many years, the property now offers excellent scope for modernisation and improvement, allowing prospective purchasers to create a home tailored to their own tastes and requirements. Retaining much of its original character and appeal, the accommodation provides generous living space and a traditional layout synonymous with homes of this era.

Externally, the property enjoys an established setting in a highly regarded residential area, conveniently positioned for local amenities, reputable schools, and transport links.

Properties of this nature are seldom available, making this an exciting opportunity for families, developers, or buyers seeking a substantial home with outstanding potential. Early viewing is highly recommended to fully appreciate the possibilities on offer.

- Chain free
- Three bedrooms
- In need of modernisation
 - Driveway parking
 - Sought after location
 - Detached

Approx Gross Internal Area
105 sq m / 1132 sq ft



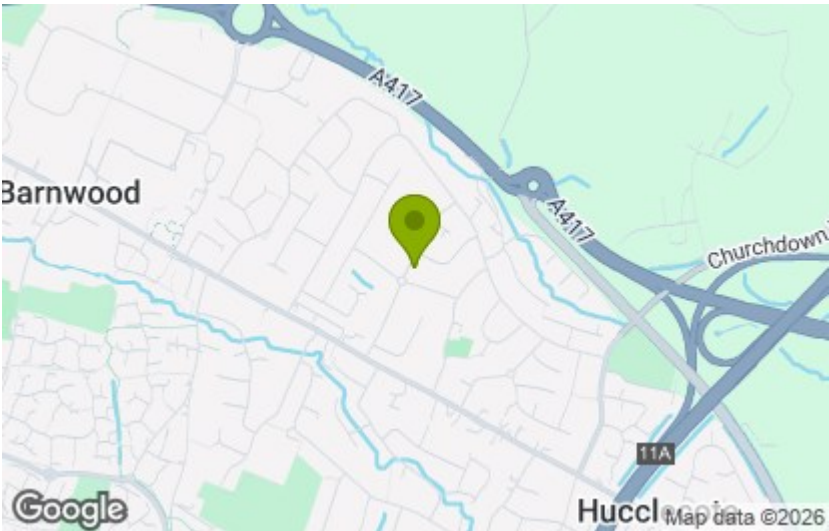
Ground Floor
Approx 61 sq m / 654 sq ft

First Floor
Approx 44 sq m / 478 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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.