



# Farr & Farr

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**PRICE: £230,000**

**REF : H24046/SM**

**11 BILLBROOK ROAD  
HUCCLECOTE  
GLOUCESTER  
GL3 3QS**



**AN OPPORTUNITY TO PURCHASE A WELL PRESENTED 2  
BEDROOMED PERIOD FAMILY HOME IN ONE OF  
HUCCLECOTE'S MOST DESIRABLE LOCATIONS**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025

**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355

**Longlevens:**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
☎ 01452 857421

**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ  
☎ 01452 238298

**11 BILLBROOK ROAD, HUCCLECOTE, GLOUCESTER, GL3 3QS**

TWO DOUBLE BEDROOMS..... VERY LARGE REAR GARDEN. Built in the early 1900's this traditional Victorian semi detached property is presented in excellent decorative order throughout. Located in one of Hucclecote's most sought after roads benefits include two double bedrooms, modern fitted kitchen and shower room, spacious lounge/dining room and a very generous private rear garden. Viewing is recommended to fully appreciate.

Billbrook Road can be found just off Green Lane and is within walking distance of local schools, shops, community centre and doctors. On hand is a regular bus service to both Cheltenham and Gloucester town centres. The M5 motorway junctions both north and south are only a short drive away within access to the Cotswolds.

**VICTORIAN SEMI DETACHED; TWO DOUBLE BEDROOMS; OPEN  
PLAN LOUNGE/DINING ROOM; FITTED KITCHEN; DRIVEWAY  
PARKING; GENEROUS MATURE REAR GARDEN**

**ENTRANCE :**

Approached via UPVC double glazed front door. Door to:

**LOUNGE/DINER : 22'7 x 13'5**

UPVC double glazed windows to front and rear, television point, two radiators, power points, gas feature fireplace with brick surround. Staircase to fire floor, door to:



**KITCHEN : 17'8 x 7'2**

Lovely modern fitted kitchen. UPVC double glazed windows to rear and side. UPVC double glazed door to side. Wall and base cupboards with worktops and inset sink/drain, electric oven with hob and extractor hood, integrated fridge/freezer, plumbing for washing machine, part tiled walls, tiled floor.

**FIRST FLOOR LANDING :**

Access to loft with ladder and power.

**BEDROOM ONE : 12'9 x 9'10**

Two UPVC double glazed windows to front, radiator, power points. Range of built in wardrobes.

**BEDROOM TWO : 12'5 x 8'6**

UPVC double glazed window to rear. Radiator. Power points.





**SHOWER ROOM : 8'6 x 7'2**

UPVC frosted double glazed window to rear, shower cubicle, low level WC and pedestal wash hand basin, towel rail. Cupboard with shelving and housing Vaillant combination gas central heating boiler.

**EXTERIOR :****FRONT GARDEN :**

Off road parking for several vehicles. Gated side access.

**REAR GARDEN :**

A true feature of the property the well established rear garden extends in excess of 150 foot. Mainly laid to lawn with patio area. Attractive mature shrubs and trees. Outside tap. Garden shed.



**PLEASE NOTE : ALL MEASUREMENTS ARE APPROXIMATE  
VIEWING BY APPOINTMENT WITH THE AGENT**

GROUND FLOOR  
306 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR  
264 sq.ft. (24.5 sq.m.) approx.

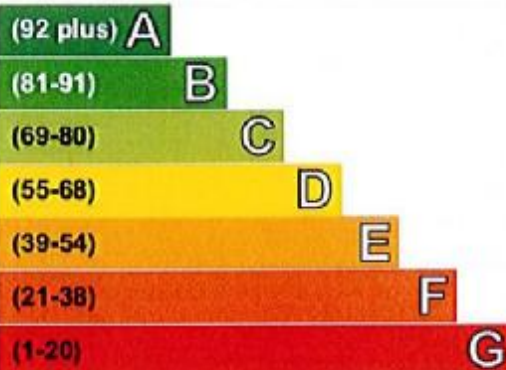


TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

Very energy efficient • lower running costs



Not energy efficient • higher running costs

Current	Potential
51	74