



Farr & Farr

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PRICE: £340,000

REF : H24061/LW

**42 HILLVIEW ROAD
HUCCLECOTE
GLOUCESTER
GL3 3LG**



**THREE BEDROOM SEMI DETACHED BUNGALOW WHICH
HAS BEEN REFURBISHED THROUGHOUT TO OFFER
SPACIOUS ACCOMMODATION ON A VERY LARGE PLOT**

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

42 HILLVIEW ROAD, HUCCLECOTE, GLOUCESTER, GL3 3LG

A rare opportunity to purchase a completely refurbished three bedroomed bungalow presented in excellent decorative order throughout, on a large plot. On the ground floor the property offers a beautifully fitted and well-appointed kitchen/breakfast room, spacious lounge, modern shower room, two conservatories and two double bedrooms. Upstairs offers a further double bedroom and cloakroom. Other benefits include a larger than average corner plot giving the buyer potential to extend/build (STPP) and plentiful off-road parking. Viewing internally is highly recommended to truly appreciate the quality of this completely modernised bungalow. No onward chain.

Hillview Road is a popular road within Hucclecote and is close to local amenities including a range of shops, dentists, doctors, library, and community centre. It is also within easy distance of Tesco's superstore complex along with the range of shops there. A frequent bus service runs to both Gloucester and Cheltenham centres. Access to the motorway network and The Cotswolds is just a short drive away.

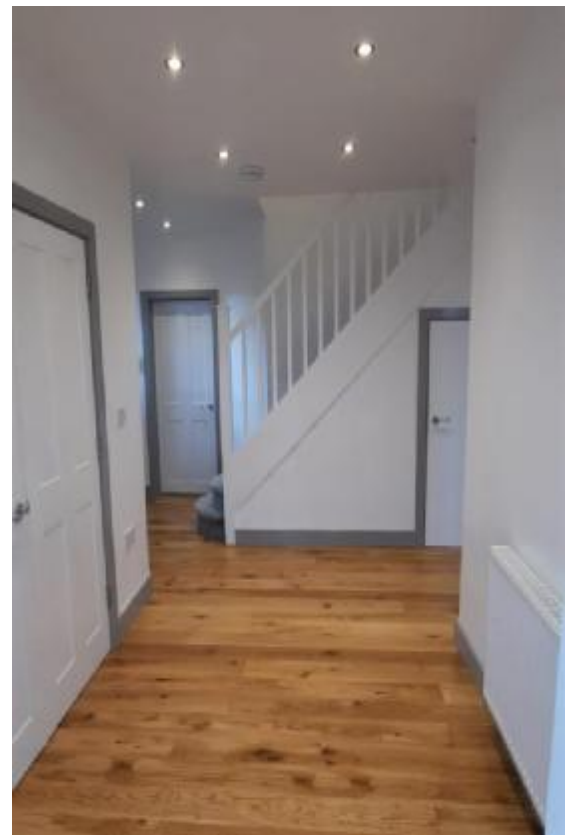
**THREE BEDROOMS; LOUNGE; KITCHEN / BREAKFAST ROOM;
REFITTED SHOWER ROOM; 2 CONSERVATORIES; BRAND NEW GAS
CENTRAL HEATING; UPVC DOUBLE GLAZING; AMPLE OFF-ROAD
PARKING; LOVELY LANDSCAPED REAR GARDENS ON A LARGER
THAN AVERAGE CORNER PLOT.**

ENTRANCE HALL :

Composite front door. Engineered oak flooring. Radiator. Access first floor. Doors to all rooms. Large understairs cupboard housing meters and fuse box. Alarm control keypad. UPVC double glazed door leading to:

CONSERVATORY : 9'5 x 8'1

UPVC double glazed door to side garden. Engineered oak flooring. UPVC double glazed windows to rear.



LOUNGE :

Engineered oak floor. Gas feature fireplace with wooden surround and marble hearth. UPVC double glazed French doors to conservatory.

**CONSERVATORY : 12'7 x 8'5**

UPVC double glazed French doors to rear garden and patio area. Engineered oak flooring. UPVC double glazed windows to rear.

**KITCHEN / BREAKFAST ROOM : 17'8 9'8**

Fitted modern kitchen comprising extensive range of wall, base, and drawer units with worktop over. One and a half bowl stainless steel sink unit with drainer and mixer taps. Integrated electric double oven. 4 ring induction hob with extractor hood over. Integrated fridge and freezer. Space and plumbing for washing machine. Integrated dishwasher. UPVC double glazed window to side. UPVC double glazed French doors to rear patio area. Tiled flooring. Wall mounted Worcester combination boiler. Space for breakfast table.



SHOWER ROOM :

UPVC double glazed frosted window to side. Walk in shower enclosure with mains powered shower. Wash hand basin inset in bathroom unit with mixer tap. Low level WC. Chrome heated towel radiator. Fully tiled walls and vinyl flooring.

**BEDROOM ONE : 13'1 x 9'8**

UPVC double glazed window to front. Radiator. Fitted carpet

**BEDROOM TWO : 11'10 x 9'6**

UPVC double glazed bay window to front. Radiator. Engineered oak flooring.



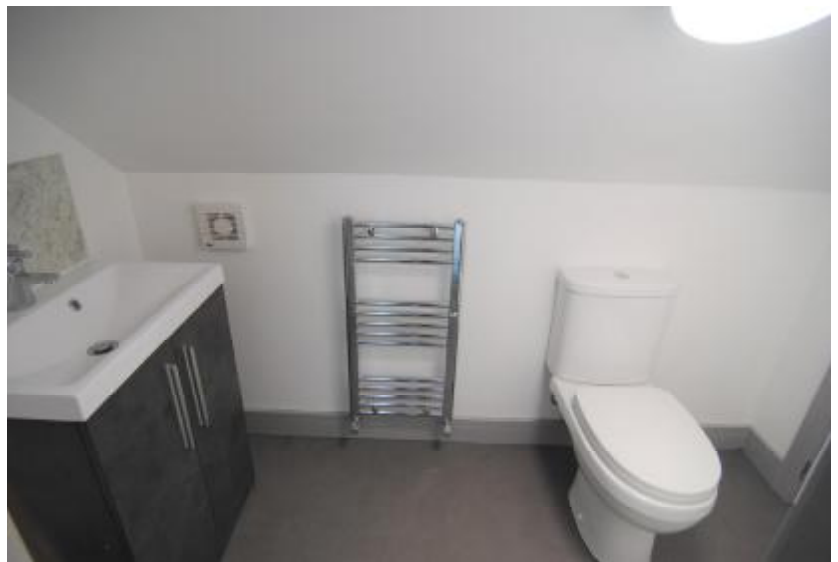
BEDROOM THREE (UPSTAIRS) :
12'11 x 10'0

2 x Velux windows. Radiator. Fitted carpet. Eaves storage



UPSTAIRS CLOAKROOM :

Chrome wall mounted towel radiator. Wash hand basin inset in bathroom unit with mixer tap. Low level WC. Vinyl flooring. Large storage cupboard.



EXTERIOR :

FRONT :

Frontage enclosed by hedging. Gravelled. Off road parking. Double wooden gates to rear.

REAR GARDEN :

A true feature of the property offering a good deal of privacy and a very generous plot that would lend itself to extending the current property or building a garage (STPP). The rear garden is partly laid to lawn with patio areas. Surrounded by wood panel fencing with an abundance of mature trees, shrubs and borders.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		