



Farr & Farr

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PRICE: £295,000

REF: H24299

**8 CAMBERLEY CLOSE
HUCCLECOTE
GLOUCESTER
GL3 3PQ**



**AN EXTENDED 3 BEDROOM SEMI-DETACHED BUNGALOW WITH
LARGE DRIVEWAY, GARAGE AND LANDSCAPED REAR
GARDEN. NO ONWARD CHAIN**

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

8 CAMBERLEY CLOSE, HUCCLECOTE, GLOUCESTER, GL3 3PQ

Offered for sale is this well presented 3 bedroomed bungalow in a quiet cul-de-sac location. The property has been well extended and maintained by its current owner and offers flexible living accommodation. The bungalow has three bedrooms; living/ dining room, large kitchen / breakfast room, shower room and separate cloakroom. Other benefits include very private, landscaped and low maintenance rear garden, double glazing, central heating and off-road parking for multiple vehicles as well as a large garage. This property is in an ideal location for those who wish to be in a quiet cul-de-sac within walking distance to local amenities.

Camberley Close can be found just off the main Hucclecote Road with its abundance of local facilities which are all within walking distance. On hand is a regular bus service to both Cheltenham and Gloucester town centres. M5 motorway junctions to both the north and south are only a short drive away.

SEMI-DETACHED BUNGALOW; 3 BEDROOMS; EXTENDED; OPEN PLAN LIVING/DINING ROOM; LARGE KITCHEN/BREAKFAST ROOM; SHOWER ROOM; WC; CENTRAL HEATING; DOUBLE GLAZING; OFF ROAD PARKING FOR MULTIPLE VEHICLES; PRIVATE REAR GARDEN; GARAGE; NO ONWARD CHAIN

ENTRANCE HALL :

Via double glazed door. Radiator. Fitted carpet. Access to loft via drop down ladder.

KITCHEN / BREAKFAST ROOM 18'10 X 8'4 :

UPVC double glazed window to side. Range of wall, drawer and base units with worktop over. Ceramic sink and drainer with mixer tap. Space and plumbing for washing machine. Integrated electric oven with electric hob and hidden extractor over. Space for under counter fridge and freezer. Breakfast bar area. Tiled floor. Cupboard housing hot water tank. Glazed window to rear garden. Fuse box. Glazed wooden door to internal lobby giving access to the rear garden, driveway, bedroom two and cloakroom.



SITTING ROOM : 16'1 x 10'0

Glazed door from hallway. Feature fireplace with surround and hearth. TV and telephone point. Archway to dining area. Fitted carpet. Radiator.

**DINING ROOM : 9'8 x 9'9**

Double glazed sliding patio doors to rear garden. Polycarbonate roof. Fitted carpet. Radiator. Access to kitchen.

**INTERNAL LOBBY :**

Vinyl flooring. Glazed wooden door to front driveway. Glazed wooden door to rear garden. Access to bedroom two and cloakroom. Radiator.

BEDROOM TWO : 10'9 x 9'1

Glazed window to rear garden. Radiator. Fitted carpet. Fitted wardrobe.

**CLOAKROOM :**

Low level WC. Wash hand basin inset in bathroom furniture. Fitted carpet. Radiator. Extractor fan. Part tiled walls.

BEDROOM ONE : 12'2 x 10'0

UPVC double window to front. Range of fitted bedroom furniture. Radiator. Fitted carpet.

**BEDROOM THREE : 9'0 x 8'4**

UPVC double glazed window to side and front. Radiator. Television point. Fitted carpet.

**SHOWER ROOM :**

Frosted window to side. Suite comprising of low-level WC, wash hand basin inset in fitted bathroom furniture. Walk in shower enclosure. Part tiled walls. Vinyl flooring. Radiator.



EXTERIOR :**FRONT GARDEN :**

Off road parking with access to rear garden through lobby. Driveway parking for multiple vehicles. Access to garage.

REAR GARDEN :

Low maintenance and landscaped rear garden. Patio areas. Mature borders and hedging. Enclosed by closed board fencing.

**GARAGE :**

Up and over garage door. Power and light.

**NOTE :All measurements are approximate.
VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

