



30 Porchester Road, Hucclecote, Gloucester, Gloucestershire, GL3 3ED

£349,950

3 3 1

Farr & Farr Sales
Lettings

**30 Porchester Road, Hucclecote,
Gloucester, Gloucestershire, GL3
3ED**

£349,950

This contemporary three bedroom family home sits on the popular Porchester Road, benefits from a good-sized rear garden as is available chain free. A front door opens into a porch and through an entrance hall to a very spacious living / dining room. An attractive kitchen and conservatory sit off the living room while a utility room and study complete the ground floor. Three sizeable bedrooms and a modern family bathroom sit on the first floor. Porchester Road sits in the heart of Hucclecote with excellent access to an array of local shops, amenities and bus routes.

Porch

UPVC front door into porch. Double glazed privacy windows. Tiled floors.

Entrance Hall

Vinyl floor. Radiator. Stairs to first floor.

Living Room 11' 3" x 21' 9" (3.43m x 6.62m)

Double glazed window to front. Two radiators. Oak hardwood flooring.

Dining Room 9' 9" x 13' 6" (2.97m x 4.11m)

Open plan from living room. Oak wood flooring. French doors to patio. Fitted shutters and sliding doors to conservatory.

Conservatory

UPVC window and roof surround. French doors to garden. Vinyl flooring.

Study 9' 3" x 7' 5" (2.82m x 2.26m)

Double glazed window to front. Carpet. Radiator. Fitted shutters.

Utility room

Double glazed window to side. Wall and base units. Laminate worktop over. Vinyl floor. Plumbing for washing machine.

Cloakroom

Frosted window to side. WC. Basin. Vinyl floor

Kitchen 9' 1" x 11' 10" (2.77m x 3.60m)

Double glazed window to rear. Range of oak wooden wall base and drawer units. Oak worktop. Ceramic sink with draining board and mixer tap. Belling range cooker with induction hob. Extractor hood over. Fitted fridge. Dishwasher. Vinyl floor. Part tiled walls.

First Floor Landing

Double glazed window to side. Access to loft.

Bedroom 1 11' 4" x 11' 11" (3.45m x 3.63m)

Double glazed window to front. Carpet. Radiator.

Bedroom 2 11' 4" x 9' 11" (3.45m x 3.02m)

Double glazed to rear. Carpet. Radiator.

Bedroom 3 9' 3" x 7' 7" (2.82m x 2.31m)

Double glazed window to front. Carpet. Radiator.

Bathroom

Frosted window to rear. Bath with shower head over. WC. Basin. Radiator. Vinyl floor. Tiled walls.

Rear Garden

Side access. Patio off living room. Mostly laid to lawn. Patio at the rear of the garden with raised boarders. Mature trees. Fence surround.

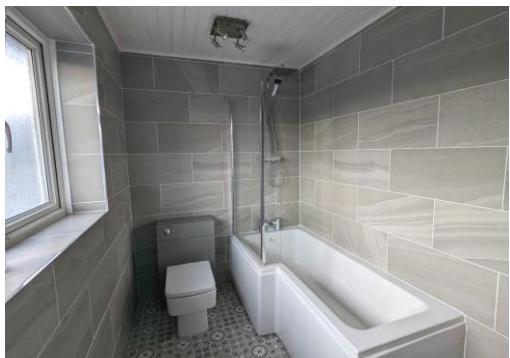
Front External

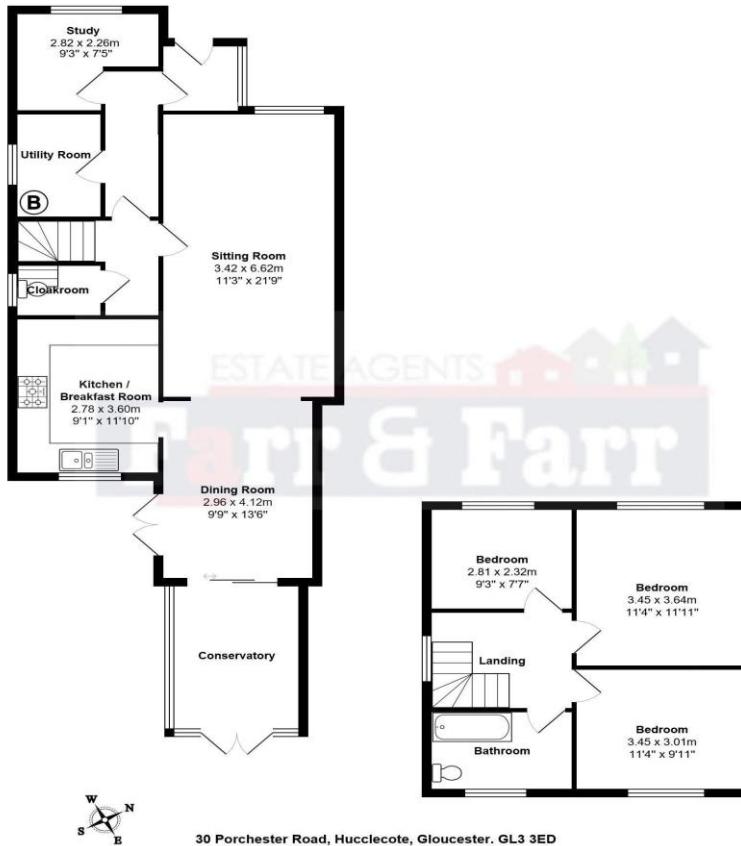
Driveway parking.

Energy performance certificate (EPC)









Approx Total Area: 119.3 m² ... 1284 ft²

Drawn by: www.glosenergysolutions.co.uk
This plan is for layout guidance only. Not drawn to scale unless stated.
Dimensions, door widths and window widths are approximate.
Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions
cannot accept any responsibility for any errors or
omissions, please check all dimensions, shapes and
compass bearings before making any decisions based upon this plan.

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

City Centre
2a Worcester Street
Gloucester GL1 3AA
01452 500025
enquiries@
farrandfarr.co.uk

Hucclecote
50 Hucclecote Road
Gloucester GL3 3RT
01452 613355
hucclecote@
farrandfarr.co.uk

Longlevens
125 Cheltenham Road
Gloucester GL2 0JQ
01452 380444
longlevens@
farrandfarr.co.uk

Lettings
40 Oxtalls Way
Gloucester GL2 9JQ
01452 238298
lettings@
farrandfarr.co.uk