



1 Kingstone Avenue, Hucclecote, Gloucester, GL3 3AP

£319,950

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Farr & Farr Sales Lettings 

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Set in a popular Hucclecote location, this extended three-bedroom home offers generous living space, a south-west facing rear garden, and the added benefit of a separate garage with off-street parking.

The ground floor features a welcoming porch, a convenient downstairs cloakroom, and a bright open-plan living and dining area. Stretching the full length of the property, this space enjoys excellent natural light and direct access to the garden through sliding doors. The extended kitchen measures an impressive 20'3" max x 8'11", providing plenty of room for cooking, storage, and family life. Upstairs, the property offers 3 bedrooms, 2 well-proportioned double bedrooms and a comfortable single bedroom. There is a family bathroom with walk in shower and a separate toilet, ideal for busy households.

The property is double-glazed throughout. Externally, the south-west facing rear garden provides a sunny, private space perfect for relaxing or entertaining. A separate garage and driveway complete the property, offering secure storage and practical parking. This is a well-located, versatile home with great potential for families, first-time buyers, or anyone looking to settle in a sought-after part of Hucclecote.

Kingstone Avenue is a short walk to Hucclecote Road which has an abundance of local amenities and public transport links.

The property is available with no onward chain.

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Entrance Porch

Ceramic tiled flooring. UPVC porch and front doors. Leading to:

Entrance Hall

Understairs storage housing gas meter. Heating thermostat controls. Fuse box. Radiator.

Cloakroom

WC. Wash hand basin. Radiator. Vinyl flooring.

Lounge 13' 6" x 11' 6" (4.11m x 3.50m)

Gas fire with marble effect surround. Radiator. Window to front aspect.

Dining Room 17' 10" x 8' 0" (5.43m x 2.44m)

Sliding patio door leading to rear gardens. Two radiators.

Kitchen/Breakfast Room 20' 3" x 8' 11" (6.17m x 2.72m)

Range of wall, base, and drawer units. Stainless steel sink with draining board and mixer tap. Built-in oven and hob. Space for dishwasher, washing machine and large fridge-freezer. Breakfast bar. Gas CH boiler. Vinyl flooring. Window overlooking rear garden. Glass-panelled doors to dining room and hallway. External UPVC side door.

Landing

Loft hatch with ladder. Window to side aspect.

Bedroom 1 13' 6" x 10' 0" (4.11m x 3.05m)

Fitted wardrobes. Radiator. Window to front aspect.

Bedroom 2

Sliding-door wardrobes. Radiator. Window to rear aspect overlooking rear garden.

Bedroom 3 9' 11" x 7' 5" (3.02m x 2.26m)

Built-in storage. Radiator. Window to front aspect.

Shower Room

Shower cubicle with fitted shower. Wash hand basin with under-storage. Airing cupboard with immersion tank. Chrome Radiator.

Separate W/C

W/C and radiator

Loft

Ladder. Half boarded. Insulation to the remainder.

Garage 17' 4" x 8' 2" (5.28m x 2.49m)

Up and over door. Power and light. Personal door to rear garden.

Rear Garden

Mostly laid to lawn with area laid to patio. Fence surround. Shrub borders and fruit trees. Shed. Side access to front.

Front garden

Block paved driveway providing ample parking. Area laid to lawn. Garage and side access to rear garden.

Agents Notes

Council Tax - Band C

EPC Rating - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

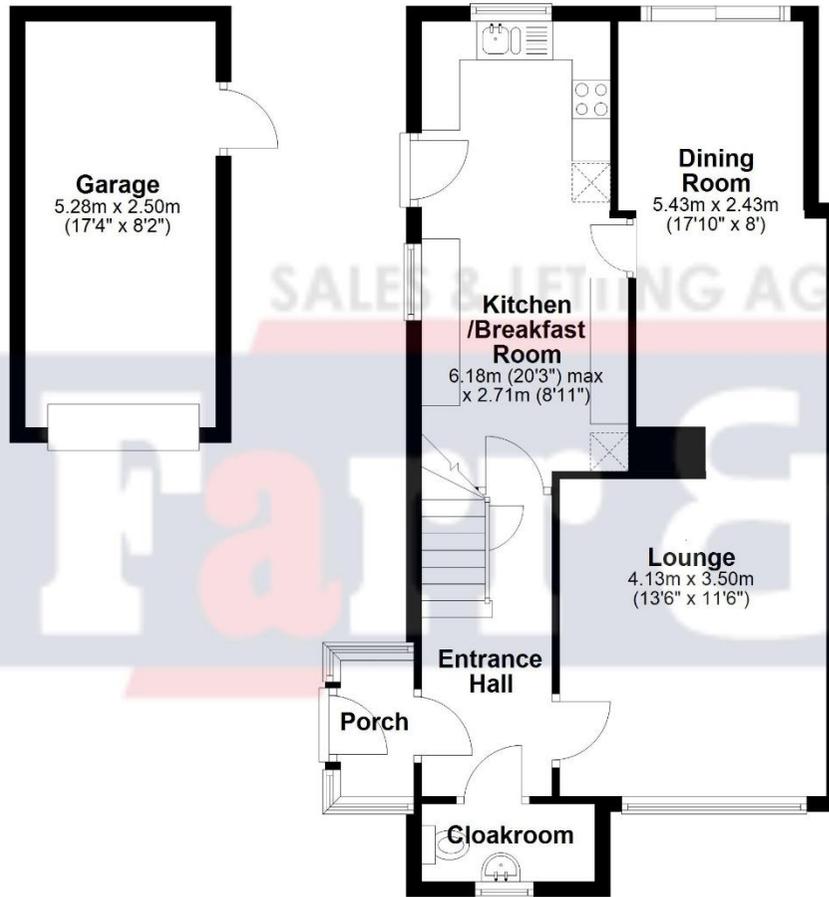






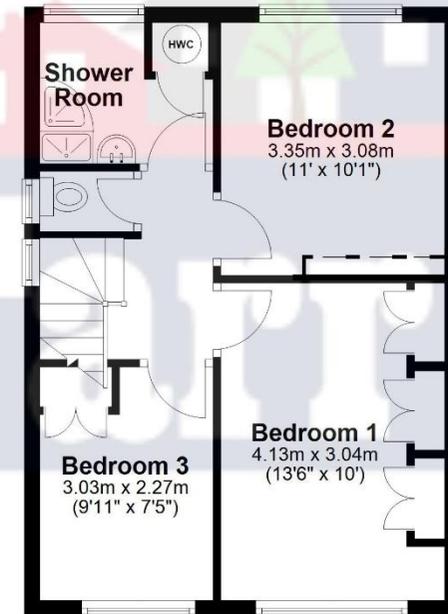
Ground Floor

Approx. 57.1 sq. metres (614.6 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



Total area: approx. 98.1 sq. metres (1055.6 sq. feet)

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 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@
farrandfarr.co.uk