

FOR SALE



Hillview Drive, Hucclecote, Gloucester

3 Bedrooms, Conservatory, Semi-Detached Bungalow

Asking Price Of £360,000

MARTIN&CO



Hillview Drive, Hucclecote, Gloucester

3 Bedrooms, 1 Bathroom

Asking Price Of £360,000

- Semi-detached Bungalow
- Large Conservatory
- Extended Kitchen
- 2 Double Bedrooms
- Office/Bedroom 3
- EPC D, C Tax C

DESCRIPTION

extended semi-detached bungalow in this popular area offering lounge, large UPVC double glazed conservatory with vaulted glass roof, extended kitchen with integrated appliances, 2 double bedrooms and office/3rd bedroom, UPVC double glazing, gas central heating, garden and large shed/bar at the rear of the garden. Parking, EPC D and C Tax C - Freehold

HALLWAY

enter via the front door into the hall with doors to the lounge, 2 bedrooms and the shower room, cupboard

LOUNGE

a good sized lounge area with glazed doors to the conservatory, fire place and door to the kitchen

CONSERVATORY

large modern UPVC double glazed conservatory with glass vaulted roof, door to the garden

KITCHEN/DINER

enter in to the dining area with door and window to the side leading in to the kitchen area with a range of eye and base units, integrated appliances, double wall oven and ceramic hob, glass front wine fridge, sink and drainer, window to the rear, door to the 3 bedroom/office

OFFICE/BEDROOM 3

window to the side, this additional room offers an extra bedroom or office

BEDROOM

1 bay window to the front

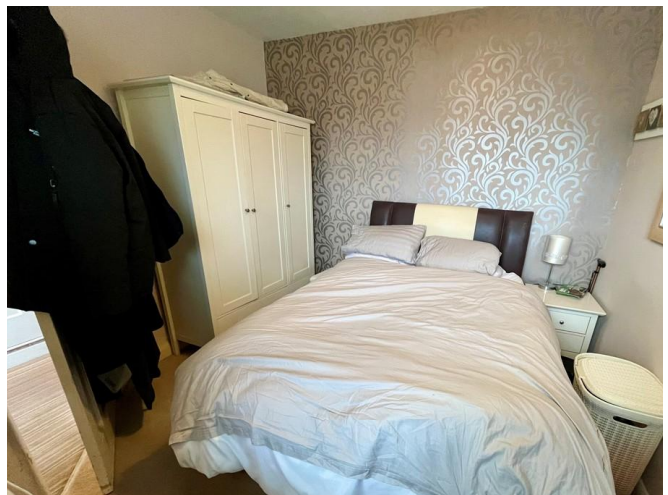
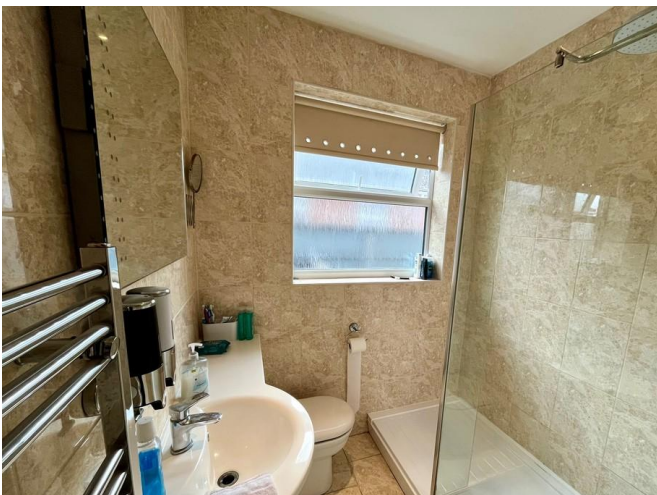




BEDROOM 2
window to the front

SHOWER ROOM
window to the side, modern fitted shower room with walk in double shower, WC and wash basin, heated towel rail

OUTSIDE
to the front of the bungalow is drive and graveled frontage with path to the front door, double gate to the side leading to the garden shed to the side of the patio area, lawn and mature foliage and at the rear is the bar/2nd shed



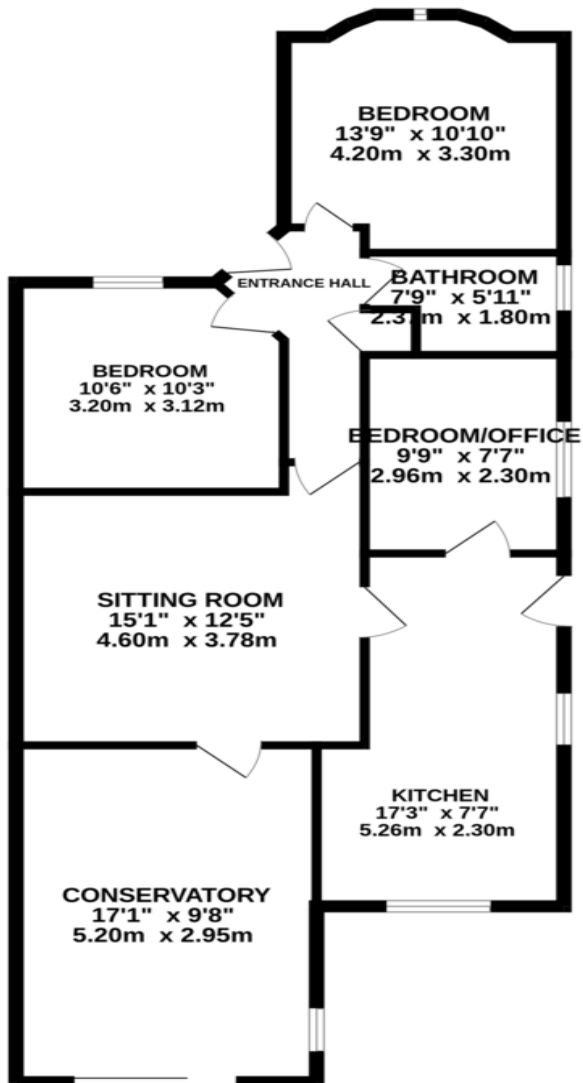


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR



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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