



Hucclecote

 Nick
GRIFFITH
ESTATE AGENTS

Hucclecote

Carisbrooke Road, Hucclecote, Gloucester, GL3 3QR

£650,000 Freehold

A 1930s detached, 4 double bedroom, family home measuring approx.2336sq ft, positioned within a good size plot.

SPACIOUS FAMILY HOUSE • welcoming reception hall • living room • family/dining room • conservatory/sun room • kitchen/breakfast room • utility & cloakroom • 4 double bedrooms • family bathroom • southeasterly facing balcony • large garden • garage/workshop • ample off-road parking

Description

A substantial, 4 double bedroom, family property with an impressive garden, located in this popular position close to amenities and transport links. This much loved home has a wealth of character and includes an entrance porch leading into a welcoming reception hall, cloakroom, spacious family/dining room, living room with feature fireplace with inset wood burner, and a good size conservatory which overlooks the beautifully tended garden. The fitted kitchen/breakfast room has a matching range of storage cupboards with wooden worktops, built-in appliances, ample table space and a door to the utility. On the first floor, there are 4 generous bedrooms, the principle bedroom with a balcony overlooking the rear aspect, and a family bathroom. Externally, the mature garden is mainly laid to lawn with a feature pergola and good size patio, ideal for outdoor dining. The property has parking to the front and side for several vehicles and a large internal garage with double doors. Gloucester City Council Tax Band F.



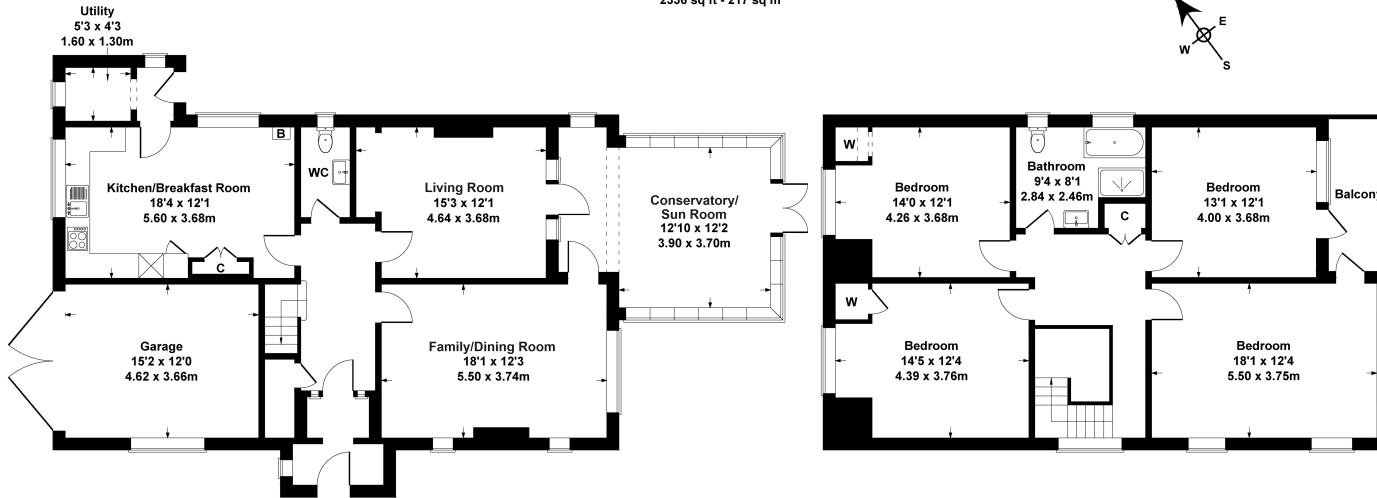


Situation

Hucclecote is a delightful, family orientated area that offers a range of shops, a local pharmacy, a GP surgery, a dentist, and the local school is just a stone's throw away. There is also excellent access to both Cheltenham and Gloucester whilst boasting great rail and road links further afield.

20 Carisbrooke Rd

Approximate Gross Internal Area
2336 sq ft - 217 sq m

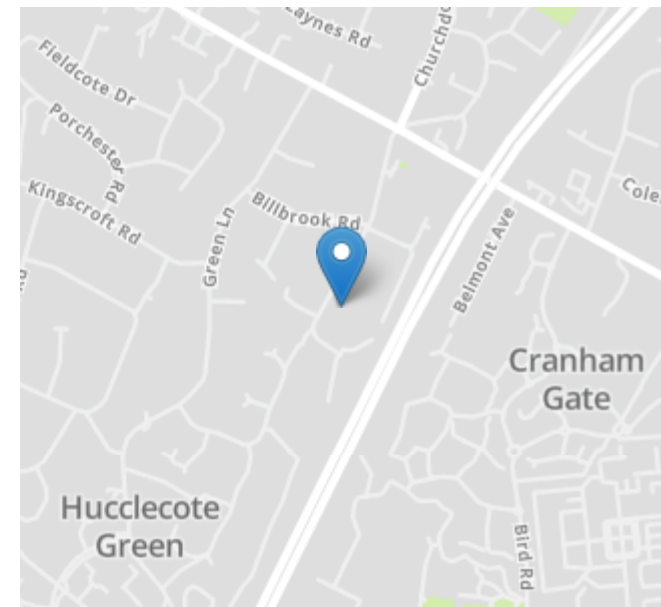


GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		77
C		
(55-68)	59	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.