



# Farr & Farr

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**PRICE: £272,500**

**REF : H23600/SM**

**31 FOXWELL DRIVE  
HUCCLECOTE  
GLOUCESTER  
GL3 3LF**



**A SPACIOUS 3 DOUBLE BEDROOMED SEMI-DETACHED FAMILY HOUSE IN ONE OF HUCCLECOTE'S MOST DESIRABLE ROADS**  
**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

**31 FOXWELL DRIVE, HUCCLECOTE, GLOUCESTER, GL3 3LF**

THREE DOUBLE BEDROOM MATURE SEMI DETACHED HOUSE IN A SOUGHT AFTER CONVENIENT LOCATION. The ground floor accommodation includes a well fitted kitchen, utility area, lounge with large bay window, dining room and downstairs cloakroom. Upstairs you have three double bedrooms and a good size family shower room. Other benefits include UPVC double glazing throughout and gas central heating.

Foxwell Drive is a cul-de-sac situated just off Hillview Road and Hucclecote Road. Excellent local shopping is within a short walk, popular schools are close by and access to Cheltenham, the M5 and The Cotswolds are only a short drive away.

**LOUNGE; DINING ROOM; KITCHEN; DOWNSTAIRS CLOAKROOM; 3 DOUBLE BEDROOMS; BATHROOM; UPVC DOUBLE GLAZING; GAS CENTRAL HEATING; FRONT AND REAR GARDENS; OFF ROAD PARKING FOR MULTIPLE CARS; GARAGE**

**ENTRANCE PORCH :**

Via UPVC double glazed door.

**HALL :**

Spacious hallway with radiator. Large built in storage cupboard. Stairs to first floor landing.

**LOUNGE/DINING ROOM : 26'11 x 11'8 narrowing to 8'11**

UPVC double glazed bay window to front. Two radiators. Fireplace and hearth with flame effect electric fire. TV point. Fitted carpet.



**KITCHEN : 11'5 x 10'2**

Good range of base, wall cupboards and drawers with worktop over. Tiled surround. Built in Whirlpool double oven. Integrated dishwasher. Stainless steel 1 ½ bowl sink and drainer. Baxi gas central heating boiler concealed in a cupboard. UPVC double glazed windows to rear and side. Access to:



**UTILITY AREA :**

Space and plumbing for washing machine. Shelving. UPVC double glazed door to rear garden. Door to:

**CLOAKROOM :**

Low level WC. UPVC double glazed frosted window to side.

**FIRST FLOOR LANDING :**

Light and airy with large UPVC double glazed window to side. Access to loft. Large walk in storage cupboard.

**BEDROOM ONE : 13'3 x 11'9**

UPVC double glazed bay window to front. Radiator. Fitted carpet. Range of fitted wardrobes.



**BEDROOM TWO : 12'2 x 11'9**

UPVC double glazed window to rear. Radiator. Fitted carpet. Airing cupboard with shelving and hot water cylinder.



**BEDROOM THREE : 10'2 x 11'8**

UPVC double glazed window to rear.  
Radiator. Fitted double wardrobe. Fitted carpet.



**BATHROOM :**

UPVC frosted window to side. Radiator.  
White bathroom furniture comprising low level WC with concealed cistern, vanity wash hand basin with cupboards. Good size corner shower cubicle with Triton power shower.



**EXTERIOR :**

**FRONT GARDEN :**

Driveway with parking for several vehicles. Lawn edged with shrubs and borders. Gated access to side and pathway to rear.

**REAR GARDEN :**

Beautifully maintained rear garden offering. Patio area. Mainly laid to lawn with an abundance of mature plants and borders. Enclosed by timber fencing. Outside tap.





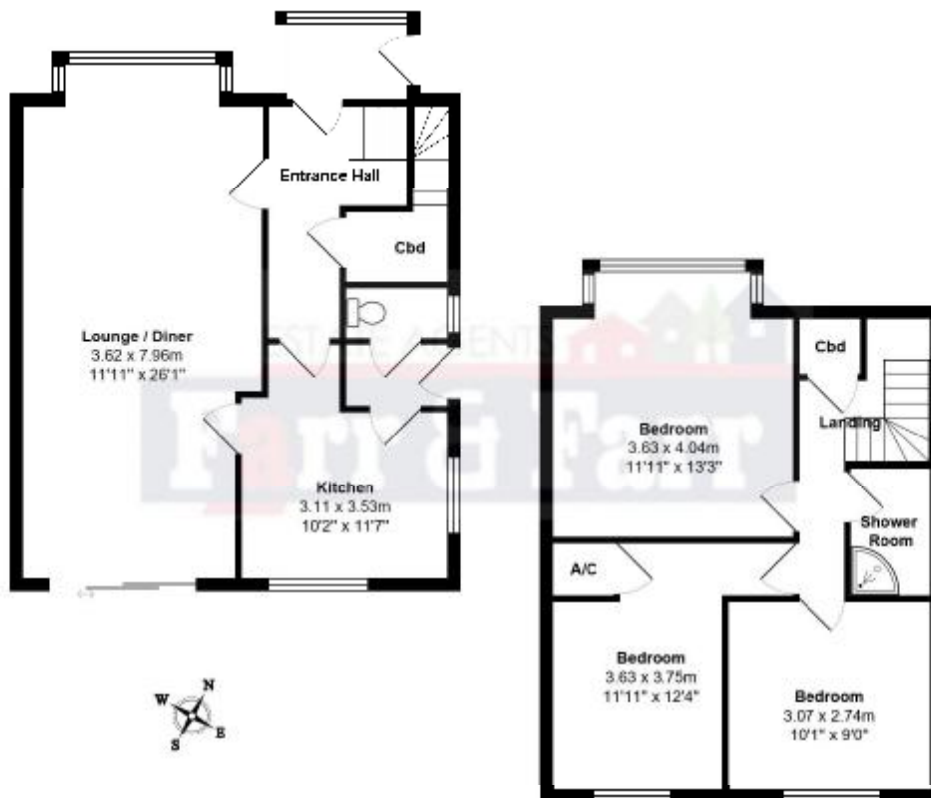
**GARAGE :**

Up and over door, light and power.

**NOTE :**

All measurements are approximate.

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**



**31 Foxwell Drive, Hucclecote, Gloucester. GL3 3LF**

Approx Total Area: 92.4 m<sup>2</sup> ... 995 ft<sup>2</sup>

Drawn by: [www.gloucestershireestateagents.co.uk](http://www.gloucestershireestateagents.co.uk)  
 This plan is for general guidance only. Not drawn to scale or to be used  
 Windows and door openings are approximate.  
 While every care has been taken in the preparation of this plan, Gloucester Estate Agents  
 cannot accept any responsibility for any errors or  
 omissions & please check all dimensions of spaces and

# Energy Performance Certificate



31, Foxwell Drive, Hucclecote, GLOUCESTER, GL3 3LF

**Dwelling type:** Semi-detached house  
**Date of assessment:** 23 April 2019  
**Date of certificate:** 24 April 2019  
**Reference number:** 0162-2847-7245-9121-6265  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 101 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

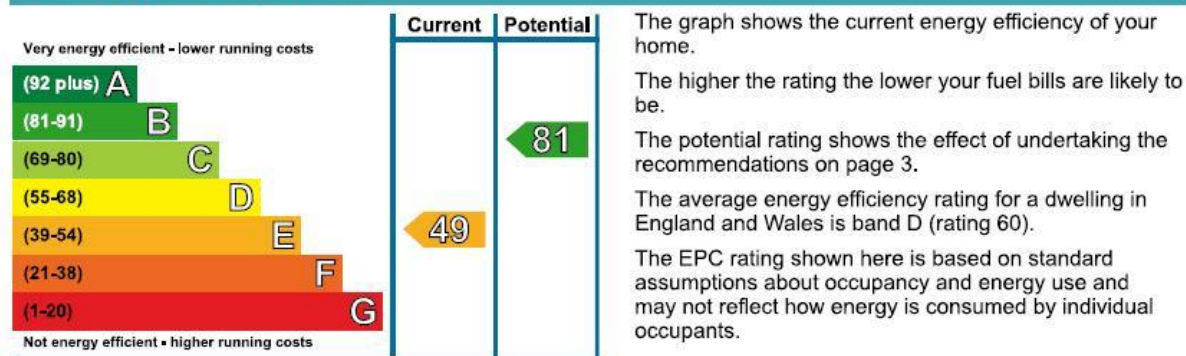
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,849</b>
<b>Over 3 years you could save</b>	<b>£ 1,764</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 381 over 3 years	£ 210 over 3 years	
Heating	£ 2,751 over 3 years	£ 1,656 over 3 years	
Hot Water	£ 717 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 3,849</b>	<b>£ 2,085</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 621
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 186
3 Increase hot water cylinder insulation	£15 - £30	£ 93

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.