



# Farr & Farr

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**PRICE: £249,950**

**REF : H24141/LW**

**27 SPENCER CLOSE  
HUCCLECOTE  
GLOUCESTER  
GL3 3EA**



**A WELL MAINTAINED THREE BEDROOM SEMI DETACHED  
PROPERTY IN A PLEASANT CUL DE SAC**

**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

## **27 SPENCER CLOSE, HUCCLECOTE, GLOUCESTER, GL3 3EA**

This 3 bedroom semi-detached house has been well maintained by its current owners and now offers buyers the opportunity to redecorate and make their own if they choose. The ground floor offers an entrance hall, lounge / diner and kitchen. Upstairs you will find 3 good sized bedrooms and family bathroom. Outside benefits from a detached garage and private rear garden. To the front of the property is a driveway offering off road parking for 4 vehicles.

Found in this highly sought after part of Hucclecote, good local shopping and schools are within walking distance. There is a regular bus service to both Gloucester and Cheltenham with access to the M5 only a short drive away.

**ENTRANCE HALL; THREE BEDROOMS; LOUNGE; DINER; KITCHEN;  
FAMILY BATHROOM; PRIVATE GARDEN; UPVC DOUBLE GLAZING;  
GAS CENTRAL HEATING; GARAGE; OFF ROAD PARKING**

### **ENTRANCE**

Double glazed front door. Radiator. Staircase to first floor.

### **SITTING ROOM : 15'5 x 12'7 max**

Double glazed window to front. Laminate flooring. Large understairs storage cupboard, Log burner. Arch to dining room. TV point.

### **DINING ROOM : 11'11 x 7'9**

Double glazed doors to rear garden. Space for dining table and chairs. Laminate floor. Radiator. Door to kitchen.



**KITCHEN :**

Fitted kitchen with range of wall and base units with laminate worktop over. Sink unit with drainer. Integrated electric oven. Four ring gas hob with extractor over. Plumbing for washing machine. Space for under counter appliances. Double glazed window to rear. Double glazed door to garden. Laminate flooring. Partially tiled walls.

**UPSTAIRS LANDING :**

Double glazed window to the side. Access to fully converted loft space/hobby room with drop down ladder, access to boiler, light, power, storage and Velux windows. Access to all rooms.

**BEDROOM 1 :12'6 x 9'9**

Double glazed window to front. Airing cupboard. Fitted carpet. Radiator.





**BEDROOM 2 : 15'1 MAX x 9'9**

Double glazed window to rear. Fitted carpet. Radiator.



**BEDROOM 3 : 11'11 x 7'7**

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



**BATHROOM :**

Three-piece white suite to include paneled bath. Tiled walls. Double glazed window to front. Wash hand basin. Low level WC. Radiator.



**EXTERIOR :**

**GARAGE :**

Detached garage/workshop.

**REAR GARDEN :**

Private rear garden. Patio area. Mature borders and shrubs. Enclosed by closed board fencing. Outside tap. Double wooden gates to front.



**VIEWING BY APPOINTMENT THROUGH THE AGENT**

**ALL MEASUREMENTS ARE APPROXIMATE**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

