

ESTATE AGENTS



# Farr & Farr

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**PRICE: £ 295,000**

**REF:LG24193**

**52 HINTON ROAD  
GLOUCESTER  
GL1 3JS**



**A VERY WELL MAINTAINED AND PRACTICAL FAMILY  
HOUSE IN A QUIET RESIDENTIAL ROAD BUILT IN THE  
1960'S**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ office@  
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**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT  
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✉ hucclecote@  
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**Longlevens:**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@  
farr-farr.co.uk

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
☎ 01452 857421  
✉ churchdown@  
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**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ  
☎ 01452 238298  
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Hinton Road is a very popular tree lined residential Road situated off Lansdown Road and Denmark Road approximately ½ a mile north of Gloucester city centre. The Cathedral and exciting dockland's development are within easy reach, excellent schools are close by, and access to both Cheltenham and the M5 is only a short drive.

Number 52 has been well maintained and upgraded in the current ownership and offers light practical accommodation. The bedrooms are all of a good size, there are two good reception rooms as well as a well fitted kitchen, and luxury shower room. It is heated by gas, has double glazing throughout, and to the exterior ample parking, a garage and enclosed rear gardens.

**3 GOOD BEDROOMS; SHOWER ROOM; SITTING ROOM; ADJOINING DINING ROOM; WELL FITTED KITCHEN; UTILITY ROOM; GAS CENTRAL HEATING; UPVC DOUBLE GLAZING; BRICK PAVIA DRIVEWAY; GARAGE; ENCLOSED REAR GARDENS**

**PORCH:**

Upvc double glazed front door.

**ENTRANCE HALL:**

Radiator. Staircase to landing.

**SITTING ROOM: 13'7 X 13'3**

Fireplace. T.V point. Large window to front. Double radiator. Coved ceilings. Arch to:



**DINING ROOM: 13'6 X 8'3**

Radiator. Upvc double glazed patio doors to terrace and garden. Coved ceilings. Door to:



**KITCHEN: 14'2 X 7'6**

Comprehensively fitted with inset single drainer stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units. Part tiled walls. Vinyl floor. Plumbing for washing machine. Radiator. Deep larder cupboard. Breakfast bar. Upvc double glazed door to:



**UTILITY ROOM: 13' X 7'**

With Upvc double glazed door to garden. Door to garage.

**FIRST FLOOR**

**LANDING:**

Flank window. Access to loft. Airing cupboard housing gas fired central heating boiler.

**BEDROOM 1: 14'2 X 10'2**

Radiator. Dimmer switch.



**BEDROOM 2: 13'4 X 10'2**

Radiator.



**BEDROOM 3: 10'8 X 6'2**

Radiator. Over stairs cupboard.



**SHOWER ROOM:**

Beautifully fitted with corner shower and double headed stainless steel shower and glazed sliding doors. Pedestal wash hand basin. Low level W.C. Vinyl tiled floor. Quarter tiled walls. Radiator.



**EXTERIOR:**

**FRONT GARDEN:** Predominantly laid to lawn with brick pavia driveway and mature tree.

**GARAGE: 16'2 X 8'1**

Electric roller door. Gas meter. Power and light.

**REAR GARDEN:**

Good area of full width paved terrace with steps to lawn. Fruit trees. Outside light and tap. Brick build garden shed/workshop all enclosed by close boarded fencing.





**EPC: TBC**  
**All room sizes are approximate**

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**