

ESTATE AGENTS



Farr & Farr

farrandfarr.co.uk

PRICE: £249,950

REF : H24237

**117 SUSSEX GARDENS
HUCCLECOTE
GLOUCESTER
GL3 3SP**



**A TWO BEDROOMED DETACHED BUNGALOW REQUIRING
FULL REFURBISHMENT**

City Centre:

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Gloucester GL1 3AA
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✉ office@
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Hucclecote:

50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ 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
✉ lettings@
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117 SUSSEX GARDEN, HUCCLECOTE, GLOUCESTER, GL3 3ST

Farr & Farr are delighted to offer for sale this two bedroom detached bungalow. The property is of good size with private gardens and is now in need of a full refurbishment. This gives the purchaser the opportunity to acquire a lovely bungalow to renovate to their specific taste.

The property is situated in the residential area of Hucclecote, with an excellent supply of amenities immediately to hand including three comprehensive modern shopping parades, doctors and dentist surgeries, community centre and library etc and is within a mile of Tesco superstore and sports facilities at Brockworth. Regular and frequent bus services into both Gloucester and Cheltenham and easy access to both the M5 and M4 motorways. The property comprises the following:

ENTRANCE HALL; LIVING ROOM; KITCHEN; CONSERVATORY; TWO BEDROOMS; SHOWER ROOM; DOUBLE GLAZING; ELECTRIC HEATING; GARAGE; WORKSHOP; LOW MAINTENANCE FRONTAGE; OFF ROAD PARKING FOR SEVERAL CARS.

ENTRANCE HALL :

Fitted carpet. Electric wall hung heater. Built in storage/coat cupboard. Cupboard housing hot water tank.

SITTING ROOM : 17'9 x 12'12

Sliding doors to conservatory. TV point. Fitted carpet. Electric wall hung heater.



KITCHEN : 9'3 x 8'6

Window to rear. Door into lean to giving access to garage. Vinyl floor. Fitted wall and base cupboards. Built in electric oven with electric hob. Space and plumbing for washing machine and space for free standing appliances.



CONSERVATORY :

UPVC double glazed construction with a vinyl tiled floor. Door to garden.

BEDROOM ONE : 14'10 x 10'11

Window to front. Fitted carpet. Fitted wardrobes. Electric wall hung heater.



BEDROOM TWO : 11'11 x 10'6

Window to front. Fitted carpet. Electric wall hung heater.



SHOWER ROOM :

Window to side. Walk in shower enclosure with electric shower. Low level WC. Wash hand basin.



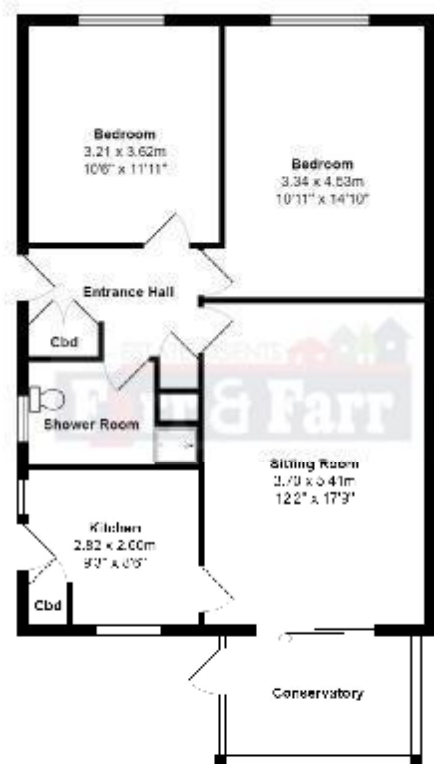
EXTERIOR :

FRONT :

Low maintenance frontage with driveway giving access to the garage.

REAR GARDEN :

Mature garden offering a good deal of privacy. Patio area. Mostly laid to lawn. Enclosed by wood panelled fencing. Brick built workshops. Access to garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

PLEASE NOTE :
ALL MEASUREMENTS ARE APPROXIMATE
VIEWING BY APPOINTMENT
WITH THE AGENT

Approx Total Area: 73.4 m² ... 790 IP
 EPC and Energy Performance Certificate (EPC) are provided for the property.
 The plan is for information only and does not constitute an offer of a contract.
 All measurements are approximate and are not intended to be used for legal purposes.
 The agent does not accept any responsibility for any errors or omissions.
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