

ESTATE AGENTS



Farr & Farr

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PRICE: £220,000

REF: LG24252/KD

**32 HATFIELD ROAD
GLOUCESTER
GL1 4LW**



A WELL PRESENTED, RECENTLY REFURBISHED SEMI-DETACHED HOUSE WITH NO ONWARD CHAIN

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32 HATFIELD ROAD, TREDWORTH, GLOUCESTER

The property is a 1 mile walk into Gloucester City Centre with Gloucester Railway Station, Gloucester Bus Station, and local Supermarkets close by.

Number 32 has been recently renovated and now offers a modern, light family accommodation.

The living room is of a good size with a bay window and a window to the garden giving the room a great amount of light. There is a newly fitted kitchen/dining space and downstairs cloakroom/utility on the ground floor. Upstairs the master bedroom is also dual aspect having windows both front and back. In addition to this there is another double and one single bedroom next to the family bathroom. The property also benefits from off road parking and 87ft long garden.

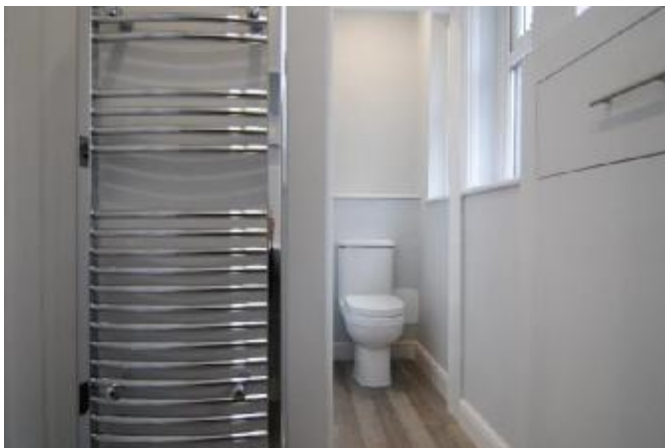
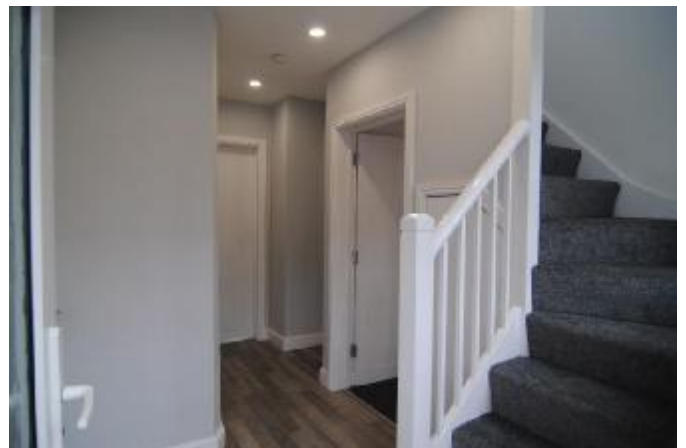
NEWLY REFURBISHED: NO ONWARD CHAIN: THREE BEDROOMS: SEMI DETACHED: NEWLY FITTED KITCHEN: GAS CENTRAL HEATING: UPVC DOUBLE GLAZING: NEW BATHROOM: OFF ROAD PARKING: SIDE ACCESS: 87FT GARDEN:

ENTRANCE PORCH:

UPVC double glazed front door.

ENTRANCE HALL:

Stairs to first floor. Laminate tiled flooring. Radiator. Understairs cupboard.



CLOCKROOM/UTILITY:

White WC and hand basin. Heated towel rail. Plumbing for washing machine and tumble dryer.

KITCHEN/BREAKFAST ROOM: 15' X 10'7

Well presented, newly fitted kitchen with range of floor and base units and countertops. Stainless steel sink and drainer with mixer tap. New single oven. Four ring electric hob with extractor fan. Tiled splashbacks. New integrated dishwasher. Space for fridge/freezer. Worcester boiler. Radiator. Laminate tiled flooring. Double glazed windows and door to the garden.



SITTING ROOM: 17'4 X 13'6.

Double glazed bay window to front aspect. Double glazed window to rear aspect. Two T.V points. Radiator. Cupboard.



BEDROOM 1: 15'7 x 11'.

Two double glazed windows to front aspect and one to the rear. Wardrobe. Radiator





BEDROOM 2: 11'3 x 10'.

Double glazed window overlooking the garden. Radiator.



BEDROOM 3: 8'2 x 9'4. Double glazed window to the front aspect. Radiator



BATHROOM:

Newly fitted bathroom suite comprising of WC and handbasin, P shaped bath with waterfall shower and handheld shower attachment. Fully tiled. Heated towel rail. Double glazed window.





EXTERIOR FRONT GARDEN:

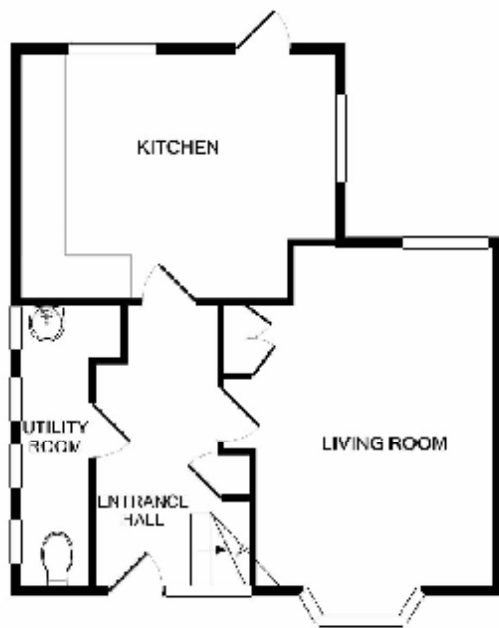
Front garden with wooden fencing. Iron gate to brick Pavia driveway. Gates to garden.

REAR GARDEN:

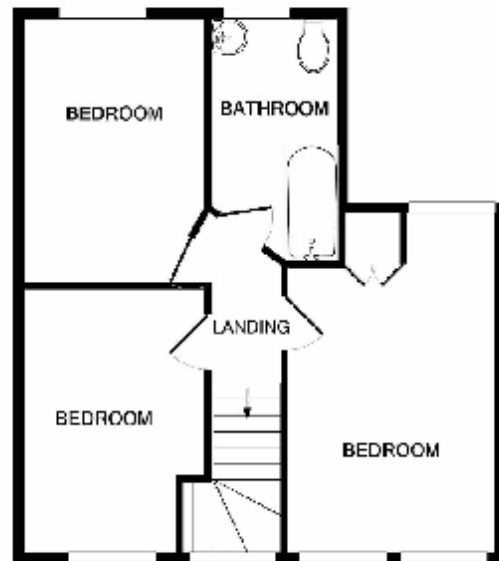
87ft garden predominantly laid to lawn. Mature trees.







GROUND FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 477 SQ.FT.
(44.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 960 SQ.FT. (89.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their accuracy or efficiency can be given.
Made with Microplot 00/00/01

EPC: F-28

AGENTS NOTE: Under section 21 of the Estate Agency Act 1979 (Declaration of Interest) we have a duty to inform a potential purchaser that the vendor is a partner of a member of staff of Farr & Farr.

All room sizes are approximate

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT