



Farr & Farr

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PRICE: £389,950

REF: H24311/LW

**42 KINGSCROFT ROAD
HUCCLECOTE
GLOUCESTER
GL3 3RG**



**AN IMMACULATELY PRESENTED, LARGER THAN AVERAGE
SEMI DETACHED HOUSE IN POPULAT HUCCLECOTE
LOCATION**

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

42 KINGSCROFT ROAD, HUCCLECOTE, GLOUCESTER, GL3 3RG

Offered for sale is this beautifully presented, three bed roomed semi - detached house on popular Kingscroft Road. The property has been refurbished throughout and offers stylish accommodation. On the ground floor there is a sunny living room, large hallway, downstairs cloakroom and utility room. To the rear of the property there is a substantial extension to create a fantastic open plan kitchen / dining / family room overlooking the beautiful and private rear garden. Upstairs benefits from 3 double bedrooms and a family bathroom. This property is truly a 'move in and enjoy' property!

The property is most conveniently located in a popular residential district well supplied with local amenities which include a variety of shops, supermarkets, doctors and dentist surgeries, chemists, community centre, library, schools for all ages and regular frequent bus services to both Gloucester and Cheltenham. There is also easy access to junction 11 and 11A of the M5 motorway. The accommodation has been greatly improved and comprises the following:

**ENCLOSED PORCH; SPACIOUS ENTRANCE HALL; LIVING ROOM;
EXTENDED KITCHEN/FAMILY ROOM; CLOAKROOM; UTILITY ROOM;
THREE GOOD SIZED BEDROOMS; MODERN FITTED BATHROOM;
AMPLE OFF ROAD PARKING; LARGE REAR GARDEN; DOUBLE
GLAZING; GAS FIRED CENTRAL HEATING**

SPACIOUS ENTRANCE HALL :

Radiator. Understairs storage cupboard. Doors to lounge, kitchen family room, utility and cloakroom. Stairs to first floor. Fitted carpet.

CLOAKROOM :

Low level WC. Wash hand basin. Ladder style towel rail/radiator. Extractor fan.



UTILITY ROOM :

Cupboard housing the gas fired central heating boiler. Plumbing for washing machine and additional undercounter appliance. Space for freestanding fridge freezer. UPVC double glazed door to side.

LIVING ROOM : 11'11 x 12'

UPVC double glazed bay window. Marble fire suite with surround and hearth. Radiator. TV point. Fitted carpet.



OPEN PLAN KITCHEN/BREAKFAST AREA AND FAMILY ROOM :

KITCHEN AREA : 11'11 X 11'10

Beautifully fitted kitchen with an extensive range of units with granite worktop over. Inset stainless steel sink unit. Breakfast bar. Integrated dishwasher and refrigerator. Stone tiled floor.



BREAKFAST/FAMILY ROOM AREA : 21'2 x 10'10

Vaulted roof with two large Velux roof lights. Radiator. Two sets of French double glazed patio doors leading to and overlooking the rear garden.



LANDING AREA :

Folding staircase gives access to a useful loft which has been boarded and insulated and has a dormer window. (Potential for conversion STP)

BEDROOM ONE : 11'10 x 11'11

UPVC bay window to front. Fitted carpet. Radiator.



BEDROOM TWO : 11'10 x 11'11

UPVC window to rear. Fitted carpet. Radiator.



BEDROOM THREE : 9'11 x 7'11

UPVC window to rear. Fitted carpet. Radiator.



BATHROOM :

Panelled bath with power shower over. Wash hand basin inset in high gloss bathroom furniture. Low level WC. Radiator. Fully tiled walls.



EXTERIOR:

FRONT GARDEN :

At the front of the property there is a large driveway providing parking for several vehicles. Gated side access leading the rear garden.

REAR GARDEN:

Lovely rear garden mostly laid to lawn. Large patio area. Outdoor lighting. Side access.





Total area: approx. 115.6 sq. metres (1244.1 sq. feet)

**ALL MEASUREMENTS ARE APPROXIMATE
VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT**

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