



## 80 Gilpin Avenue

Hucclecote, Gloucester, GL3 3DF

**Offers over £300,000**



Murdock & Wasley Estate Agents are delighted to present this well-appointed three-bedroom semi-detached chalet-style family home, ideally situated in a highly sought-after location.

The property offers spacious and light-filled accommodation throughout, comprising a modern kitchen/dining room, comfortable lounge, three well-proportioned bedrooms, a family bathroom and a separate WC.

Externally, the home continues to impress, benefiting from a generous driveway, garage and a private enclosed rear garden, perfect for families and outdoor entertaining.



## Entrance Hall

Accessed via UPVC double glazed door, power points, radiator, stairs to first floor landing. Door to:

## Lounge

TV point, power points, radiator, electric fireplace, front aspect UPVC double glazed window.

## Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, space for cooker, fridge/freezer, washing machine, dishwasher and dining table. Radiator, partly tiled walls, tiled flooring, rear aspect upvc double glazed windows and door leading to the garden.

## Bathroom

Suite comprising panelled bath with electric shower over and pedestal wash hand basin. Radiator, wall mounted storage cupboard, partly tiled walls, rear aspect frosted UPVC double glazed windows.

## WC

Low level wc, wall mounted wash hand basin, radiator, side aspect UPVC double glazed frosted window.

## Landing

Power points. Doors lead off to:

## Bedroom One

Power points, radiator, front aspect UPVC double glazed UPVC window.

## Bedroom Two

Power points, radiator, storage cupboard with combi boiler, rear aspect UPVC double glazed window.

## Bedroom Three

Power points, radiator, rear aspect UPVC double glazed window.

## Outside

To the front of the property is a generous driveway providing off road parking for multiple vehicles. This lead to the garage via an up and over door with personnel door leading to the rear garden.

A gate provides convenient side access to the rear garden.

The rear of the property features a fully enclosed garden, comprising of a patio area ideal for seating and a flat lawn.

## Tenure

Freehold

## Services

Mains water, gas, electricity and drainage.

## Local Authority

Gloucester County Council

Council Tax Band: C

## Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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