



## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

