



13 Gilpin Avenue

Hucclecote, Gloucester, GL3 3DB

£310,000



We are delighted to welcome to the open market this much-loved three bedroom bungalow, offered for the first time in over 40 years and benefitting from a single-storey extension.

The property offers an excellent opportunity for buyers seeking a home to modernise and make their own, with generous and versatile accommodation throughout. While the bungalow would benefit from updating, it provides a fantastic blank canvas in a highly sought-after location.

Externally, the standout feature is the exceptional rear garden, beautifully maintained and offering an incredible amount of outdoor space for keen gardeners.



Entrance Porch

Approached via Upvc double glazed front door.

Hallway

Access to loft via hatch which holds the boiler (installed 3/4 years ago) airing cupboard, doors leading to all three bedrooms, lounge/diner & bathroom.

Kitchen

Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for all appliances, radiator, laminate flooring, power points, partly tiled walls. Doors to conservatory & lounge/diner.

Lounge/Diner

Upvc double glazed sliding doors to rear, television point, two radiators, power points.

Bedroom 1

Upvc double glazed windows to front, radiator, power points.

Bedroom 2

Upvc double glazed windows to front, radiator, power points.

Bedroom 3

Upvc double glazed windows to side, radiator, power points, built in wardrobe.

Bathroom

Upvc frosted double glazed window to side, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, partly tiled walls.

Conservatory

Upvc double glazed sliding doors to rear, Upvc double glazed windows to side, pvc roof, radiator, laminate flooring.

Rear Garden

A beautifully maintained rear garden which is partly paved, mainly laid to lawn, selection of flower & shrub borders, greenhouse, access to the garage.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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