



48 Hinton Road

Gloucester, GL1 3JS

£325,000



Murdock and Wasley Estate Agents are thrilled to bring to the open market this three-bedroom semi-detached period home. Spacious and full of character, this family property is ideally located in a popular and convenient area, close to top-performing schools, the hospital, and the city centre.

Offering generous living space, including three reception rooms, a conservatory, and a study. Additional features include a large, fully enclosed rear garden and the rare advantage of off-road parking for a house of this kind.



Entrance Hall

Accessed via composite door, radiator, dado rail, coving. Doors lead off:

Lounge

Tv point, telephone point, power points, radiator, feature fireplace with wood burning stove, wooden door to understairs storage cupboard, coving, rear aspect double glazed window. Opening to:

Dining Room

Power points, radiator, space for dining table and chairs, cast iron feature fireplace, coving, front aspect double glazed bay window.

Kitchen

Range of base, drawer and wall mounted units, roll edge worktops, sink unit with mixer tap over. Appliance points, power points, space for cooker, tall fridge/freezer and washing machine. Partly tiled walls, radiator, coving, side aspect upvc glazed windows. Door to:

Cloakroom

Low level wc, wall mounted hand basin with separate taps over, tiled splashback, side aspect wooden sash window.

Conservatory

Of brick base with upvc construction and slate roof with side and rear aspect upvc double glazed windows. Door leading to garden and wooden door to:

Office

Power points, radiator, side aspect upvc double glazed window.

Landing

Access to loft space, dado rail, Doors lead off:

Bedroom One

Power points, radiator, two front aspect double glazed windows.

Bedroom Two

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

Bedroom Three

Power points, radiator, storage cupboard to Worcester combination boiler, rear aspect double glazed window.

Bathroom

Suite comprising, panelled bath with electric shower over, low level wc, pedestal wash hand basin with taps over, partly tiled walls, heated towel rail, tiled flooring, side aspect frosted double glazed window.

Outside

To the front of the property, a flagstone path leads to the front door.

A driveway to the side of the property offers off-road parking. The driveway extends to the enclosed carport.

To the rear of the property there is an enclosed garden featuring a patio area, ideal for entertaining. Beyond the patio is a flat lawn, surrounded by mature trees and fencing, providing both privacy and a peaceful setting.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax Band: C

Awaiting Vendor Approval

These 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
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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