



27 Gilpin Avenue

Hucclecote, Gloucester, GL3 3DB

£350,000



We are delighted to welcome to the open market this exceptionally presented semi-detached bungalow, ideally positioned on a popular residential avenue in Hucclecote, with excellent local amenities, shops, and transport links all within easy reach.

The property offers well-balanced and stylish accommodation throughout, comprising an entrance hall, a modern fitted kitchen, and a bright and spacious lounge/diner with bi-fold doors opening onto the rear garden, creating a seamless indoor-outdoor living space.

There are two bedrooms along with a contemporary bathroom, all presented to a high standard.

Externally, the property benefits from an enclosed rear garden, perfect for relaxing or entertaining, along with a garage.



Entrance Hall

Approached via composite double glazed front door, access to loft via hatch, fuse panel, doors to all rooms.

Kitchen

Aluminium double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, electric oven with gas hob & hood, space & plumbing for further appliances, heated towel rail.

Lounge/Diner

Double glazed Aluminium bi-fold doors to rear, television point, log burner, two radiators, power points, recessed down lights.

Bedroom 1

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

Bedroom 2

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

Bathroom

Aluminium double glazed windows to side, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, tiled walls.

Rear Garden

An enclosed area which is partly paved, mainly laid to lawn, shed, cold water tap.

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

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80
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.

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