

ESTATE AGENTS



Farr & Farr

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PRICE: £249,950

REF : H23977/SM

**2 PINEMOUNT ROAD
HUCCLECOTE
GLOUCESTER
GL3 3EL**



**A SPACIOUS SEMI DETACHED HOUSE WITH 3 DOUBLE
BEDROOMS IN A DESIRABLE LOCATION
NO ONWARD CHAIN**

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2 PINEMOUNT ROAD, HUCCLECOTE, GLOS, GL3 3EL

Offered for sale is this THREE DOUBLE BEDROOMED semi detached property in a popular Hucclecote location. This good sized property offers a large entrance hall, lounge/dining room overlooking a mature garden, kitchen, three double bedrooms and a family bathroom. Other benefits include a garage and off road parking for several vehicles. The property has been recently re-wired but requires some further updating, giving the buyer the opportunity to create the perfect family home as it has vast potential.

Pinemount Road is situated off Porchester Road within easy walking distance of an abundance of local amenities which include supermarkets, a variety of small specialized shops, doctors and dentist surgeries, community centre, library etc, and frequent bus services to both Gloucester and Cheltenham. The M4 and M5 motorways are also easily accessible. The property comprises the following:

THREE DOUBLE BEDROOMS; LOUNGE/DINING ROOM; KITCHEN; BATHROOM; GARAGE; DRIVEWAY PARKING; UPVC DOUBLE GLAZING; GAS CENTRAL HEATING; GENEROUS GARDEN; NO ONWARD CHAIN

ENTRANCE :

Via UPVC front door into large hallway/study area. Window to front. Radiator. Stairs to first floor.



LOUNGE/DINER : 13'2 x 19'4

TV point. Wooden fire surround with flame effect gas fire. Door to kitchen. Large understairs storage cupboard. Sliding patio doors to rear garden. Two radiators.



KITCHEN : 7'10 x 9'8

Door to outside sideways, offering room for storage. Window to rear. Range of wall and base units with worktops over. Sink with drainer and mixer taps. Space for freestanding cooker, space for undercounter fridge, spaces for washing machine and dishwasher. Vinyl floor. Built in storage shelving.



LANDING :

Airing cupboard with hot water cylinder and central heating controls. Access to insulated loft with storage area.

BEDROOM ONE : 13'3 x 9'7

Window to rear. Double built in wardrobe. Fitted carpet. Radiator.



BEDROOM TWO : 13'3 x 10'10

Window to front. Built in wardrobe/cupboard. Radiator.



BEDROOM THREE : 7'11 x 12'3
Radiator. Window to front and side.
Built in wardrobe/cupboard.



BATHROOM :
Window to rear. Pale coloured suite comprising low level WC, pedestal wash hand basin. Panelled bath with Mira shower over. Shaver point. Part tiled walls. Wall mounted towel radiator. Vinyl flooring.



EXTERIOR :

FRONT GARDEN :
Gravelled and driveway parking for several vehicles. Gated side access.

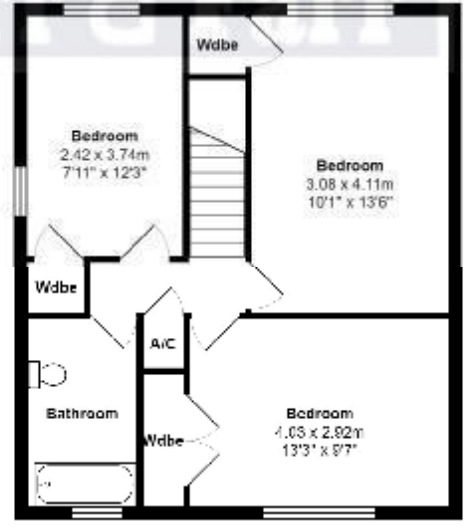
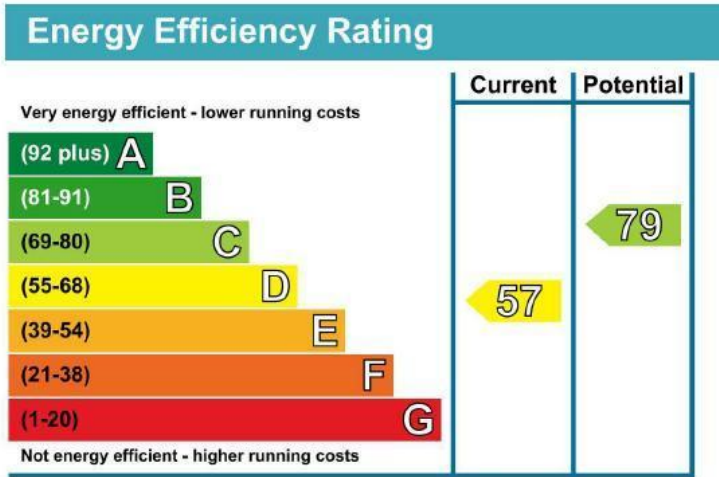
REAR GARDEN :
Mainly laid to lawn. Patio area. Range of mature shrubs, outside tap. Storage shed. Outside electric points. Pathway with gated access to front.



GARAGE : 8'0 x 15'4

Up and over door. Power and light. Gas central heating boiler. Side access door.

**NOTE ALL MEASUREMENTS ARE APPROXIMATE
VIEWING BY APPOINTMENT WITH THE AGENT**



2 Pinemount Road, Hucclecote, Gloucester. GL3 3EL

Approx Total Area: 101.1 m² ... 1089 ft²

Drawn by: www.gloucesterenergysolutions.co.uk
 This plan is a guide only. Not drawn to scale unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions. Please check all measurements site-specific.