


ESTATE AGENTS



Farr & Farr

www.farrandfarr.co.uk

PRICE: £395,000

REF: H23402/LW  

**2 WATTS CLOSE
HUCCLECOTE
GLOUCESTER
GL3 3RJ**



**A THREE BEDROOMED DETACHED BUNGALOW WITH
GENEROUS PARKING ON A LARGE PRIVATE PLOT
NO ONWARD CHAIN**

City Centre:
2a Worcester Street
Gloucester GL1 3AA
t: 01452 500025
f: 01452 415795

Hucclecote:
50 Hucclecote Road
Gloucester GL3 3RT
t: 01452 613355
f: 01452 541800

Longlevens:
40 Oxstalls Way
Gloucester GL2 9JQ
t: 01452 380444
f: 01452 418482

Churchdown:
1 Church Road
Gloucester GL3 2ER
t: 01452 857421
f: 01452 541423

Brockworth:
2 Ermin Parade
Gloucester GL3 4DD
t: 01452 614463
f: 01452 616233

2 WATTS CLOSE, HUCCLECOTE, GLOUCESTER, GL3 3RJ

A fantastic opportunity to purchase a larger than average detached bungalow in quiet cul-de-sac location. This 3-bedroom bungalow offers generous living accommodation to include a large lounge, conservatory, refitted kitchen and bathroom, downstairs cloakroom and 3 double bedrooms, one of which is currently being used as a formal dining room. Outside offers parking for multiple vehicles on the driveway as well as a covered carport area, garage and additional space to the side to accommodate further vehicles or a caravan. The gardens to the front are generous and mainly laid to lawn. The rear gardens offer a great deal of privacy and are low maintenance.

Watts Close is situated just off Carisbrooke Road in the popular residential district of Hucclecote, conveniently close to an excellent selection of local amenities. There is easy access to the M5 motorway.

DETACHED BUNGALOW; SPACIOUS ENTRANCE HALL; LOUNGE; CONSERVATORY; 3 BEDROOMS (ONE IN CURRENT USE AS A FORMAL DINING ROOM); REFITTED MODERN KITCHEN; MODERN BATHROOM; CARPORT; OFF ROAD PARKING; GARAGE; EXTRA SPACE FOR CARAVAN; UPVC DOUBLE GLAZING; GAS FIRED CENTRAL HEATING; ATTRACTIVE AND PRIVATE GARDENS:

ENTRANCE PORCH:

UPVC door giving access to:

ENTRANCE HALL:

Laminated wood flooring. Radiator. Telephone point. Smoke alarm. Storage cupboard. Access to loft space via a drop-down ladder. Thermostat. Central heating controls.

CLOAKROOM:

UPVC double glazed frosted window to front. Low level W.C. Wash hand basin. Chrome heated radiator. Tiled effect flooring.

LOUNGE: 13'8 x 20'3

Large UPVC double glazed bay window to front. Attractive timber and marble fire surround with a fitted gas living flame fire. Two radiators. Double glazed patio doors leading to conservatory.



CONSERVATORY:

UPVC double glazed conservatory with glass roof. Tiled floor. UPVC double glazed French windows leading to the garden.



KITCHEN: 13'10 x 9'2

UPVC double glazed window to front. Modern range of wall, larder and base units with worktops over. Inset sink unit with mixer taps. Plumbing for automatic washing machine and dishwasher. Built in double oven with extractor chimney over. Ceramic hob. Integrated fridge. Integrated freezer. Radiator. Vinyl floor. UPVC double glazed door to the side of the property.



DINING ROOM / BEDROOM 2:

10'11 x 9'10

UPVC double glazed window to rear.
Wooden laminate flooring. Radiator.



BEDROOM 1: 10'11 x 12'11

UPVC double glazed window to rear.
Wooden laminate flooring. Radiator.



BEDROOM 2: 10'10 x 9'10

UPVC double glazed window to rear.
Wooden laminate flooring. Radiator.



SHOWER ROOM:

UPVC double glazed frosted window to front. Extensively tiled with a ceramic tiled floor. Corner shower cubicle with mains powered shower. Wash hand basin inset in bathroom furniture. Low level W.C. Chrome heated towel radiator.



EXTERIOR:

FRONT GARDEN:

The property enjoys a well-tended wide frontage of lawn and flower borders with a double width drive which gives access to the carport and garage. Extensive parking available and space for a caravan if required.

REAR GARDEN:

To the rear of the property there is a private and enclosed low maintenance garden with decking area and flower borders.



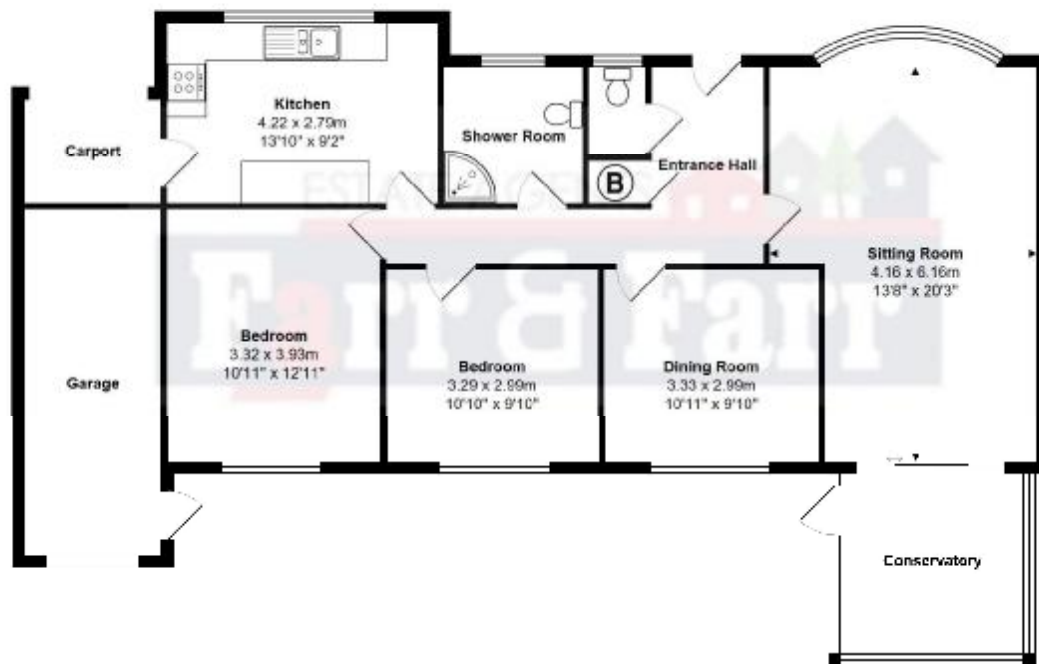
GARAGE:

Power and lighting. Access to rear garden.

NOTE:

All measurements are approximate.

VIEWING BY APPOINTMENT WITH THE AGENT



2 Watts Close, Hucclecote, Gloucester. GL3 3RJ

Approx Total Area: 111.4 m² ... 1,199 ft²

Drawn by: www.gloucestershireagents.co.uk
This plan is for guidance only. Not drawn to scale, unless stated.
Windows and door openings are approximate.
While every care is taken in the preparation of this plan, Gloucestershire Energy Ltd does
not warrant any, with regard to, for example, a
missed or please check all dimensions, shapes and
scraped bearings before making any decisions based upon this plan.

Energy Performance Certificate



2, Watts Close, Hucclecote, GLOUCESTER, GL3 3RJ

Dwelling type: Detached bungalow
Date of assessment: 30 August 2018
Date of certificate: 31 August 2018
Reference number: 8405-6006-7029-5977-3883
Type of assessment: RdSAP, existing dwelling
Total floor area: 86 m²

Use this document to:

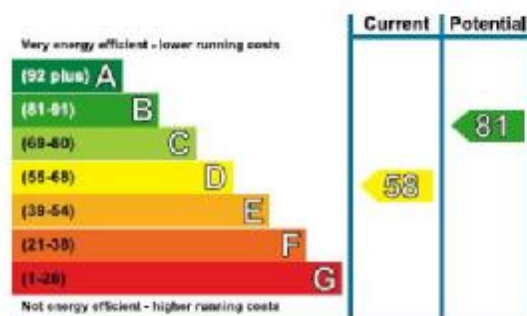
- Compare current ratings of properties to see which properties are more energy efficient.
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,796
Over 3 years you could save	£ 918

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 183 over 3 years	
Heating	£ 2,154 over 3 years	£ 1,479 over 3 years	
Hot Water	£ 306 over 3 years	£ 216 over 3 years	
Totals	£ 2,796	£ 1,878	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 111
2 Cavity wall insulation	£500 - £1,500	£ 351
3 Floor insulation (suspended floor)	£800 - £1,200	£ 234

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.