



ESTATE AGENTS



Farr & Farr

www.farrandfarr.co.uk

PRICE: £189,950

REF: H23462/SM  

**21 LAYNES ROAD
HUCCLECOTE
GLOUCESTER
GL3 3PY**



**A 2 BEDROOM SEMI DETACHED BUNGALOW IN A
DESIRABLE LOCATION
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

21 LAYNES ROAD, HUCCLECOTE, GLOUCESTER, GL3 3PY

Requiring modernisation this 2 bedroomed bungalow offers two double bedrooms, a good size living room, kitchen, bathroom and conservatory. The property benefits from a generous rear garden and driveway with ample off road parking.

Laynes Road can be found off the main Hucclecote Road with its abundance of local facilities, shops, community centre, doctors etc. On hand is a regular bus service to both Cheltenham and Gloucester town centres. M5 motorway junctions to both north and south are only a short drive away along with access to the Cotswolds.

**2 BEDROOMS; LOUNGE; CONSERVATORY; KITCHEN;
BATHROOM; GAS CENTRAL HEATING; OFF ROAD PARKING**

ENTRANCE PORCH :

Frosted glazed door to:

ENTRANCE HALL :

Radiator. Access to loft. Cupboard housing electric and gas meters.

LOUNGE : 10'2 x 16'1

Window to rear. Glazed door to conservatory.



CONSERVATORY :

Windows to side and rear. Glazed door to side.

KITCHEN : 7'3 x 7'9

Window to rear. Range of wall and base units with worktops and tiled splashbacks. Single drainer sink unit with mixer taps over. Spaces for appliances. Wall mounted Potterton combination gas central heating boiler.



BEDROOM ONE : 12'4 x 10'1

Window to front. Radiator.



BEDROOM TWO : 8'6 x 9'1

Window to front. Radiator.



BATHROOM :

Window to side. Radiator. Low level WC, pedestal wash hand basin and shower cubicle with 'Mira' Sport shower.

EXTERIOR:

FRONT GARDEN :

Mainly laid to lawn with driveway. Shrub border. Gated side access.

REAR GARDEN :

A true feature of the bungalow. Laid to lawn with patio areas and path to rear. Outside storage shed. Outside tap.



EPC AND FLOOR PLAN TO FOLLOW

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT.