



83 Pinemount Road, Hucclecote  
£300,000

**Farr & Farr** Sales & Lettings

# 83 Pinemount Road

Hucclecote, Gloucester

This very well presented property sits in a quiet corner of Hucclecote and benefits from a very attractive rear garden.

A driveway leads to the front door and into an entrance hall which opens into the living / dining room with patio doors opening out to the rear garden. The modern kitchen is well fitted and has an external door to the side of the property.

Stairs lead to the first floor landing with three good sized double bedrooms on the first floor. A bathroom with WC, basin and bath complete the property.

To the rear, the well-presented garden is mostly laid to lawn with an area of patio and mature planting.

Pinemount Road is well located with Hucclecote and has excellent access to local amenities and regular bus routes.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





### **Entrance Hall**

Frosted double glazed front door. Carpet. Radiator. Internal door to living room. Stairs to first floor landing.

### **Living / Dining Room**

Large double glazed patio doors to rear garden. Carpet. Radiator. Electric fireplace. Understairs cupboard.

### **Kitchen**

Modern kitchen with a range of wall, base and drawer units. Laminate worktop. Stainless steel sink with draining board and mixer tap. Oven with hob and extractor hood. Fridge freezer. Radiator. Part-tiled walls. Vinyl flooring.

### **First Floor Landing**

Access to loft via hatch. Airing cupboard. Carpet.

### **Bedroom One**

Double bedroom with double glazed window to rear. Carpet. Radiator. Walk-in cupboard. Fitted wardrobes.

### **Bedroom Two**

Double glazed window to front. Carpet. Radiator. Double fitted wardrobes.

### **Bedroom Three**

Double glazed window to front. Carpet. Radiator. Cupboard.

### **Bathroom**

Spacious bathroom with a modern suite comprising WC, basin and bath. Heated towel rail. Tiled walls and flooring. Frosted double glazed window to rear.



### **Garden**

Attractive rear garden. Mostly laid to lawn with an area of patio. Mature trees and borders. Side access.

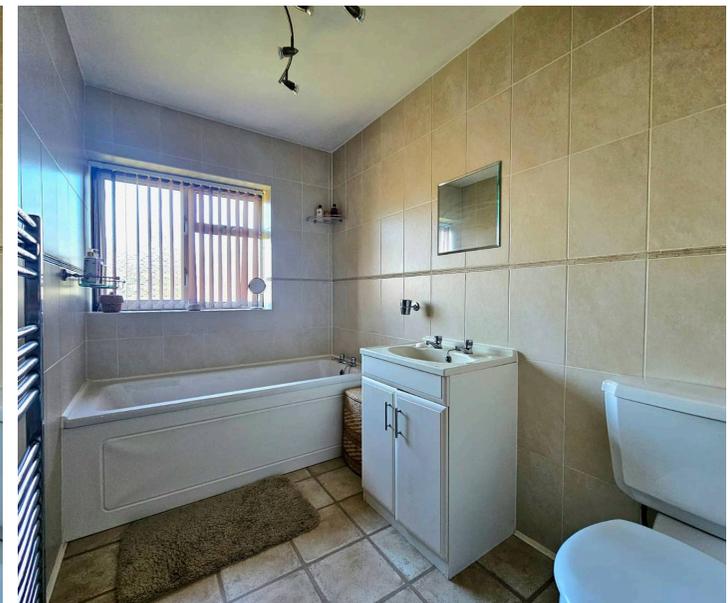
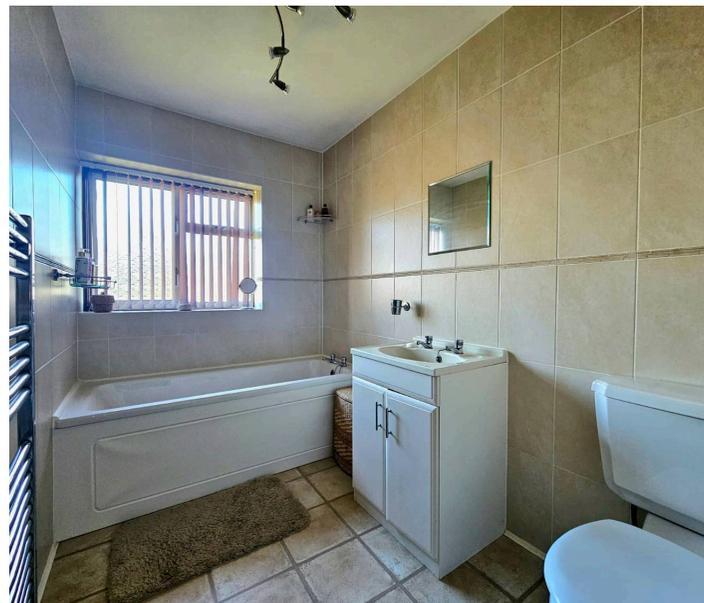
### **Driveway**

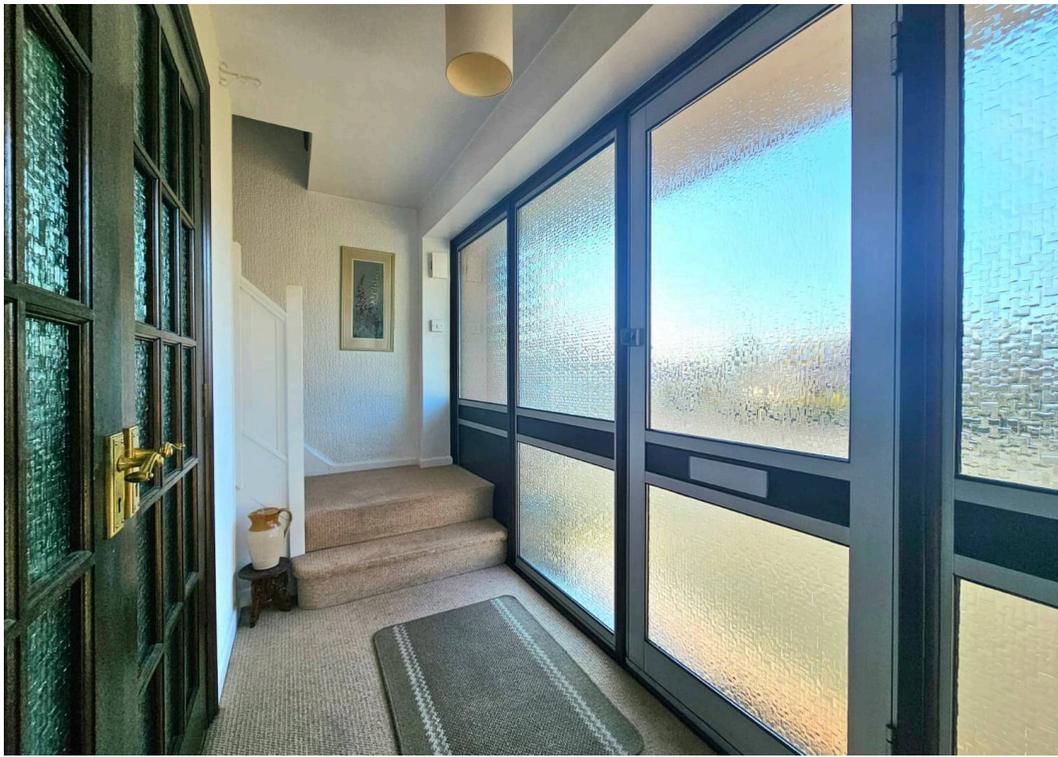
2 Parking Spaces

Driveway parking for two cars leading to the garage.

### **Garage**

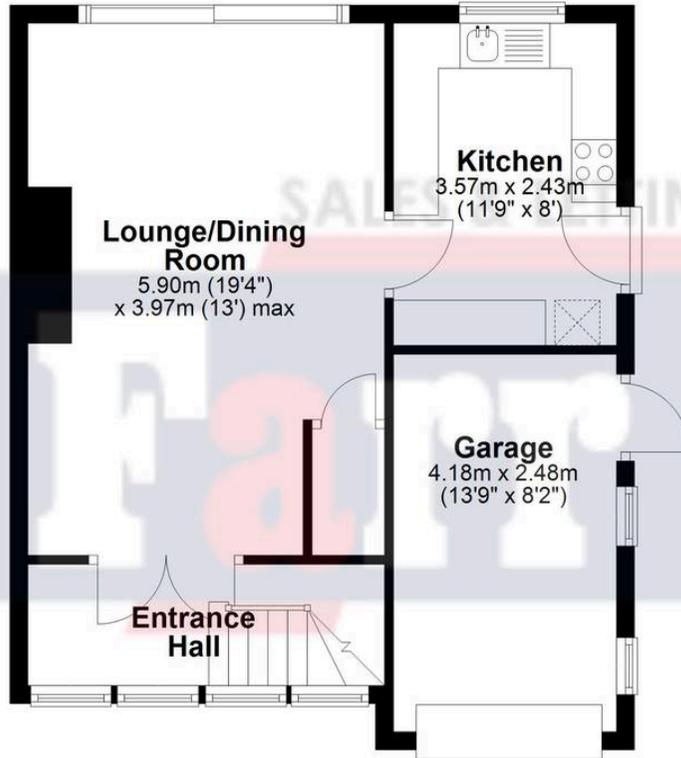
Up and over door. Side pedestrian door. Lighting and electric. Gas combi boiler.





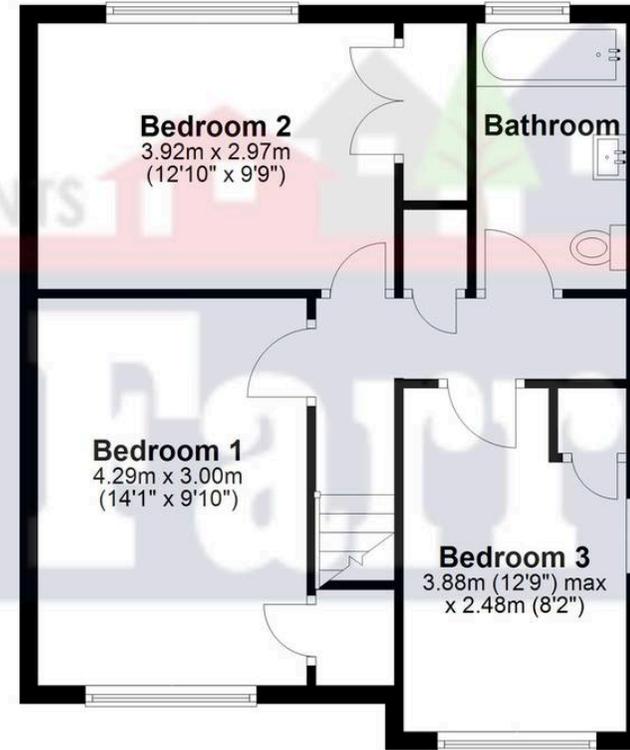
### Ground Floor

Approx. 38.0 sq. metres (408.8 sq. feet)



### First Floor

Approx. 49.1 sq. metres (528.9 sq. feet)



Total area: approx. 87.1 sq. metres (937.7 sq. feet)

**Farr and Farr Hucclecote**

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