



 **6 Porchester Road, Hucclecote – GL3 3EB**
Gloucester

Guide Price **£299,950**

6 Porchester Road

Hucclecote, Gloucester

Three Bedroom Semi Detached Family Home In Hucclecote

Situated on a highly sought-after road in Hucclecote, this well-presented three-bedroom semi-detached family home offers convenient access to a wide range of local amenities.

The accommodation briefly comprises an entrance hall, a spacious lounge/diner ideal for both relaxing and entertaining, a versatile study/additional reception room, a downstairs cloakroom, and a well-appointed kitchen.

Upstairs, the property features a landing leading to three generously sized double bedrooms and a modern four-piece family bathroom suite.

Further benefits include UPVC double glazing, modern gas central heating, an enclosed rear garden perfect for outdoor enjoyment, and off-road parking.

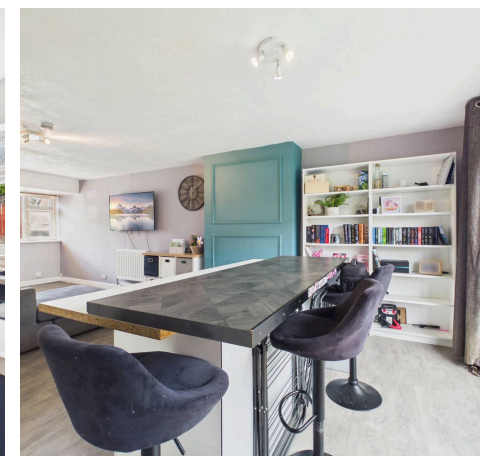
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Sought After Location
- Generous Living Accommodation
- Modern Combination Boiler
- Enclosed Rear Garden
- Three Double Bedrooms
- Downstairs Cloakroom
- Off Road Parking
- Energy Rating D & Council Tax C



Entrance Hall

Lounge/Diner

25' 6" x 13' 1" (7.77m x 3.99m)

Kitchen

11' 6" x 7' 11" (3.51m x 2.41m)

Study/Reception

13' 4" x 7' 10" (4.06m x 2.39m)

Cloakroom

First Floor Landing

Bedroom 1

13' 6" x 10' 0" (4.12m x 3.05m)

Bedroom 2

13' 0" x 9' 4" (3.96m x 2.85m)

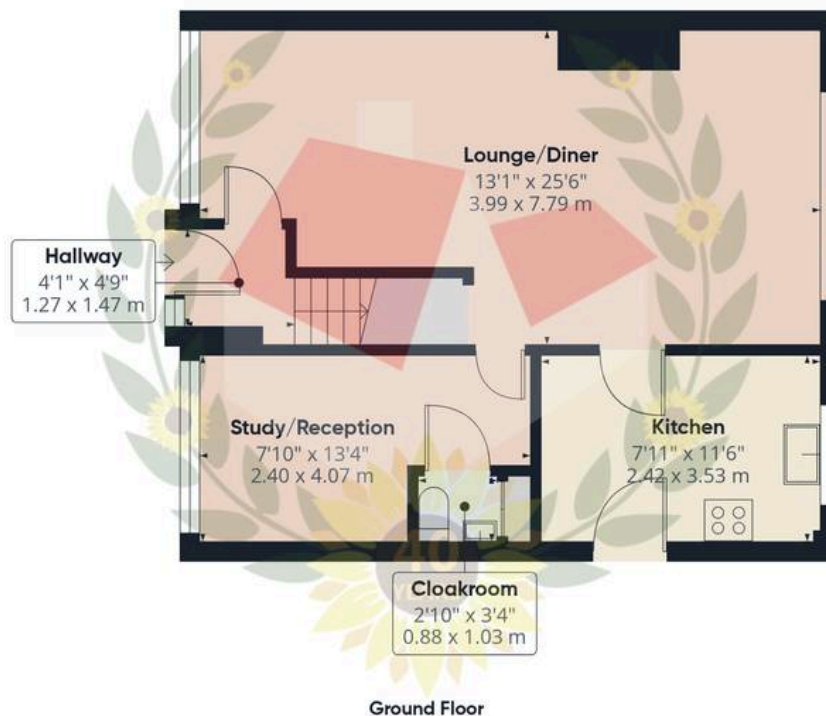
Bedroom 3

12' 10" x 7' 11" (3.91m x 2.41m)

Bathroom

9' 7" x 5' 7" (2.92m x 1.70m)





Approximate total area⁽¹⁾

991 ft²

92 m²



(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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