



21 Lynton Road, Hucclecote, Gloucester, GL3 3HX

£350,000

CHOSEN  
ESTATE AGENTS



## THE PROPERTY

Offered to the market with no onward chain, this three-bedroom semi-detached family home is situated in the ever-popular area of Hucclecote, offering excellent access to local amenities, schools and transport links.

The accommodation is arranged over two floors and begins with a welcoming entrance hallway, providing access to the main living spaces. The spacious living room enjoys plenty of natural light and offers a comfortable setting for everyday living. Adjacent is a separate dining room, ideal for family meals or entertaining, with direct access through to the kitchen. The kitchen offers a practical layout with ample worktop and storage space and benefits from a door leading to the rear garden.

Upstairs, the property provides three bedrooms, comprising two well-proportioned doubles and a third single bedroom, ideal as a child's room, home office or study. The accommodation is completed by a family bathroom.

Externally, the property benefits from a generous driveway providing off-road parking and access to a single garage. The frontage is low maintenance, while the rear of the property offers further potential for landscaping or outdoor enjoyment.

Positioned in a sought-after residential location, the home is conveniently placed for local shops, schools and bus routes, with easy access to Gloucester city centre, Cheltenham and the M5.

An ideal opportunity for families, first-time buyers or investors, this property is offered with no onward chain and early viewing is highly recommended.

### Agents Note.

Freehold

EPC Rating: C69

Gloucester Council Band: C

Mains Gas, Electric and Water are connected.

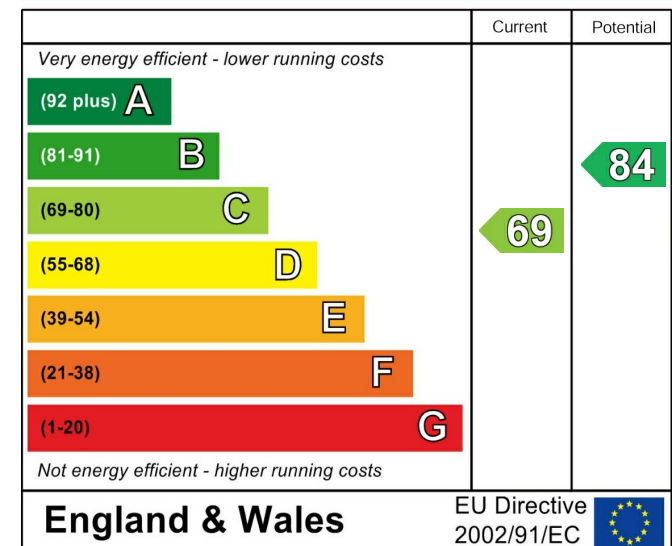
### Flood Risk:

Rivers & Seas - Very Low.

Surface Water - Very Low.

- Three Bedroom Semi-Detached Home
- Open Plan Living
- Driveway And Garage
- Large Kitchen
- Generous Rear Garden
- No Onward Chain
- EPC Rating: C69
- Council Tax Band: C

## Energy Efficiency Rating

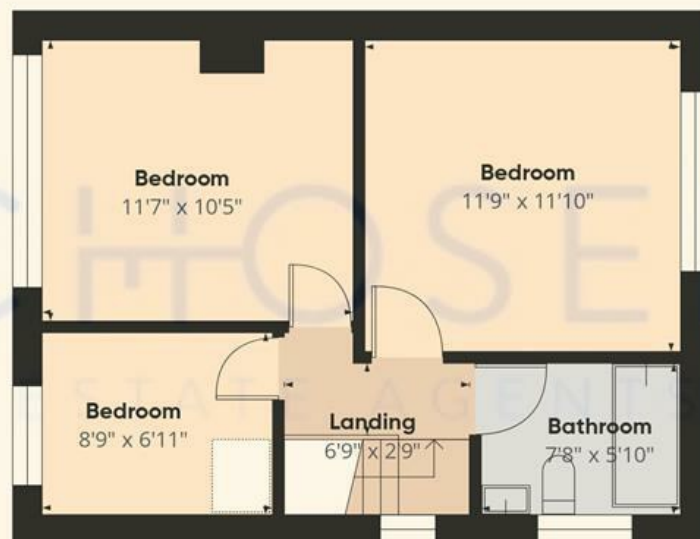








Floor 0



Floor 1

Approximate total area<sup>m</sup>

1014 ft<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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

GIRAFFE360

