



46 Hillview Road, Gloucester, GL3 3LQ

Asking Price £300,000

Offered to the market chain free, this charming three-bedroom detached family home presents a rare opportunity to acquire a characterful 1930s property in one of Hucclecote's most sought-after locations.

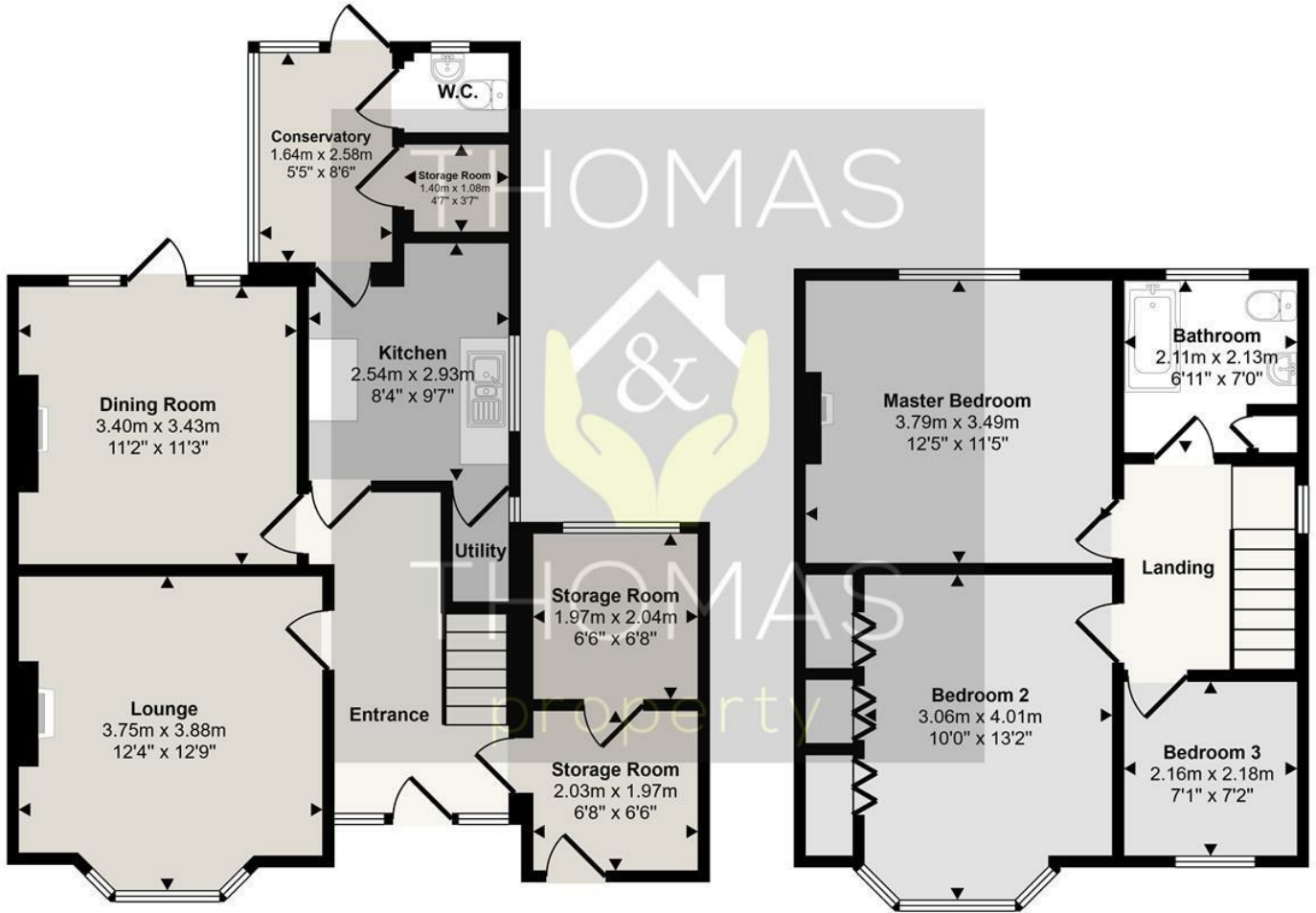
Having been cherished for many years, the property now offers excellent scope for modernisation and improvement, allowing prospective purchasers to create a home tailored to their own tastes and requirements. Retaining much of its original character and appeal, the accommodation provides generous living space and a traditional layout synonymous with homes of this era.

Externally, the property enjoys an established setting in a highly regarded residential area, conveniently positioned for local amenities, reputable schools, and transport links.

Properties of this nature are seldom available, making this an exciting opportunity for families, developers, or buyers seeking a substantial home with outstanding potential. Early viewing is highly recommended to fully appreciate the possibilities on offer.

- Chain free
- Three bedrooms
- In need of modernisation
  - Driveway parking
  - Sought after location
  - Detached

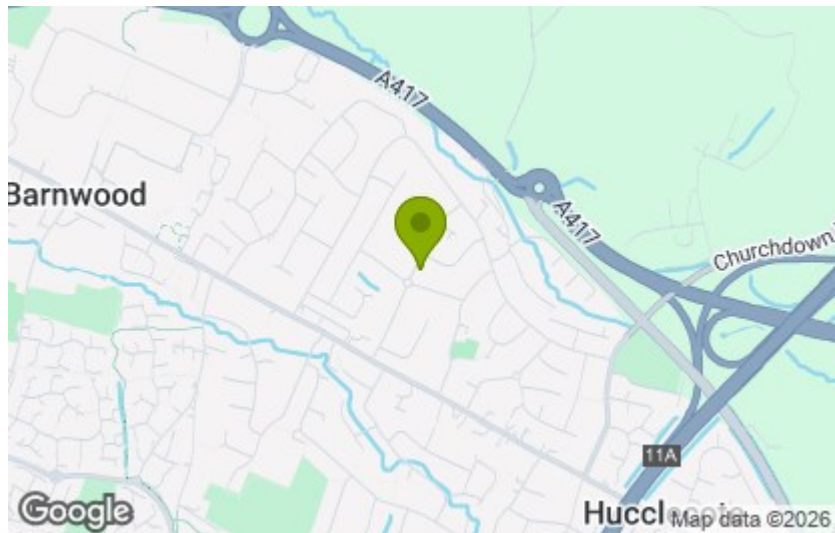
Approx Gross Internal Area  
105 sq m / 1132 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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