



1 Howard Place, Gloucester, GL3 3RZ

Asking Price £350,000

Situated in the highly sought-after Hucclecote area, this impressive three-bedroom semi-detached property offers excellent family accommodation, combining generous living space with a superb rear extension and a beautiful south-facing garden.

A particular highlight of the home is the large rear extension, creating a stunning open-plan kitchen and family space. The contemporary kitchen features a central island, ample storage and plenty of room for a family dining table, while bi-folding doors provide an abundance of natural light and open directly onto the garden, making this an ideal space for both everyday family life and entertaining.

The property also benefits from a separate utility room and a convenient downstairs WC.

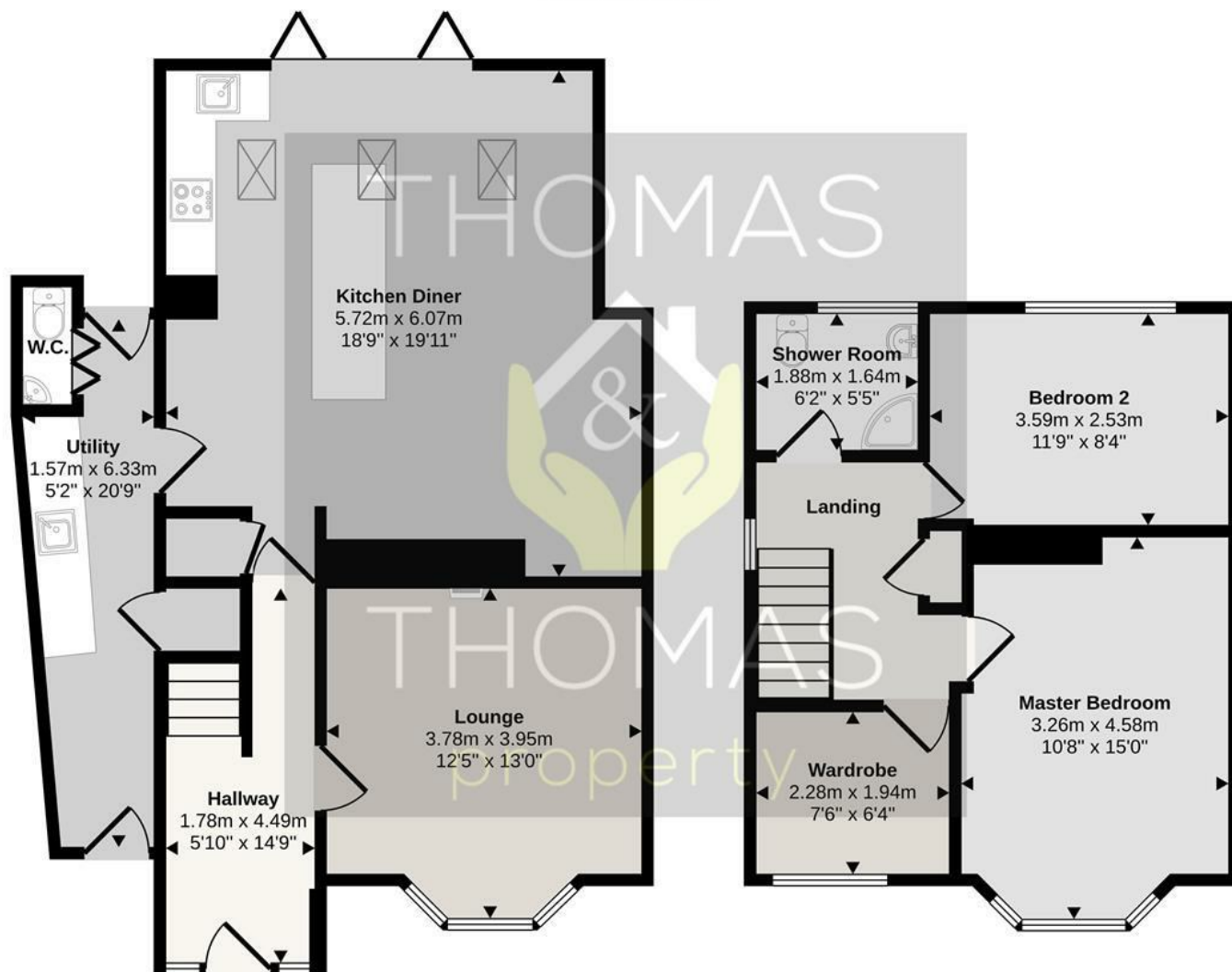
To the first floor are three well-proportioned bedrooms, complemented by the family bathroom.

Outside, the property enjoys a large south-facing rear garden, offering an excellent space for children, entertaining and outdoor dining, with the benefit of plenty of sunshine throughout the day. The property also benefits from a garage, providing useful storage and parking.

This is a fantastic opportunity to acquire a spacious and thoughtfully extended family home in a popular residential area, ideally positioned for local amenities, schools and transport links.

- Three bedrooms
- South facing rear garden
 - Garage
- Beautifully presented
 - Rear extension
- Utility room & downstairs WC

Approx Gross Internal Area
105 sq m / 1127 sq ft



First Floor

Approx 39 sq m / 419 sq ft

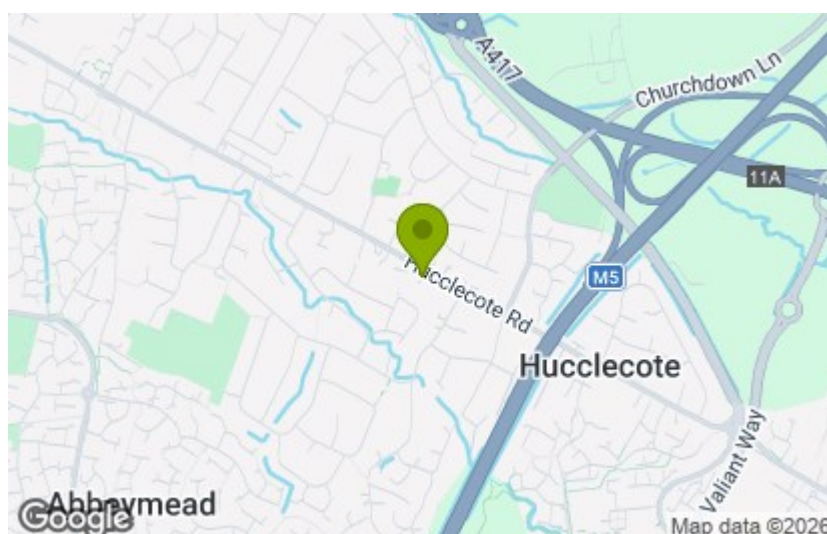
Ground Floor

Approx 66 sq m / 708 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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