



## 65 Insley Gardens

Hucclecote, Gloucester, GL3 3AU

**Offers in excess of £240,000**



MURDOCK & WASLEY ESTATE AGENTS welcome to the market this exciting opportunity to purchase this beautifully presented three bedroom house which can be found in the ever popular Hucclecote area.

The accommodation set over three floors comprises of: Entrance hall, cloakroom/utility, kitchen, lounge/diner, three double bedrooms & bathroom. Outside an enclosed rear garden with GARAGE & PARKING also included!!

Further benefits do include Upvc double glazing throughout & gas central heating ( boiler installed in the past 18 months)

Early viewing advised



### Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, staircase to first floor, doors to cloakroom/utility & bedroom 3, Upvc double glazed door to rear garden.

### Cloakroom/Utility

White suite comprising of low level wc & pedestal wash hand basin, part tiled walls, plumbing for washing machine.

### Bedroom 3 10'11 x 8'8 (3.33m x 2.64m)

Upvc double glazed window to rear, radiator, power points.

### First Floor

Directly into lounge/diner.

### Lounge/Diner 22'4 x 11'11 (6.81m x 3.63m)

Upvc double glazed windows to front, television point, radiator, power points, stairs to second floor landing. Door to:

### Kitchen 12'0 x 7'1 (3.66m x 2.16m)

Two Upvc double glazed windows to rear, recently, eye & base level units with roll edge worktops, integrated electric oven with hob, dishwasher, space for fridge/freezer, sink/drain, wall mounted combination boiler, power points.

### Second Floor Landing

Access to loft via hatch, doors to bedrooms 1,2 & shower room.

### Bedroom 1 12'1 x 10'0 (3.68m x 3.05m)

Two Upvc double glazed windows to rear, radiator, power points, built in wardrobes.

### Bedroom 2 12'1 x 10'0 (3.68m x 3.05m)

Upvc double glazed windows to front, radiator, power points.

### Shower Room

Shower cubicle, low level wc & pedestal wash basin, tiled walls, extractor fan.

### Rear Garden

An enclosed area which is partly paved with an area laid to lawn.

### Garage

Up & over door with power & lighting.

### Tenure

Freehold.

### Services

Mains water, gas, electricity & drainage.

### Local Authority

Gloucester City Council- Band B

### Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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		52	79
		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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