



18 Stanbury Mews

Hucclecote, Gloucester, GL3 3UG

£235,000



We are delighted to introduce this striking end terrace home, ideally positioned in the highly desirable Hucclecote area. This property stands out with its eye-catching design and generous living spaces, making it an excellent choice for first-time buyers. The accommodation comprises of: Entrance hall, lounge, kitchen/diner, two double bedrooms, en-suite & family bathroom.

Outside we have an enclosed & private garden with drive directly to the side.

Being sold with NO CHAIN- Early viewing advised.



Entrance Hallway

Approached via Upvc double glazed front door, radiator, stairs leading to first floor, door through too:

Lounge 14'11" x 10'4" (4.57 x 3.17)

Upvc double glazed windows to front, television point, two radiators, power points. Door through too:

Kitchen/Diner 13'5" x 8'5" (4.11 x 2.57)

Upvc double glazed windows to rear & sliding doors to rear, eye & base level units with roll edge work tops, electric oven with gas hob & hood, sink/drain, built in fridge/freezer, plumbing & space for washing machine, radiator, partly tiled walls, under stairs storage cupboard, recessed down lights.

First Floor Landing 5'2" x 3'1" (1.59 x 0.96)

Upvc double glazed window to side, access to loft via hatch, airing cupboard, doors to all rooms.

Bedroom 1 11'6" x 10'5" (3.51 x 3.18)

Upvc double glazed windows to front, radiator, power points, built in wardrobes, door too:

En-Suite 5'4" x 4'11" (1.63 x 1.52)

Upvc frosted double glazed window to front, shower cubicle, low level wc & pedestal wash hand basin, radiator, towel rail.

Bedroom 2 9'11" x 7'1" (3.03 x 2.17)

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

Bathroom 6'1" x 6'1" (1.86 x 1.86)

Upvc frosted double glazed windows to rear, paneled bath, low level wc & pedestal wash hand basin, partly tiled walls, heated towel rail.

Rear Garden

A beautifully maintained area which is partly paved, mainly laid to lawn, flower & shrub borders, shed, cold water tap, gated side access.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band B

Awaiting Vendor Approval

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		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	

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