



## 7 Cousley Close

Hucclecote, Gloucester, GL3 3RN

**£375,000**



Murdock & Wasley Estate Agents are thrilled to introduce to the market this much loved four double bedroom home, ideally positioned in a peaceful and desirable cul-de-sac in Hucclecote. Boasting substantial living spaces throughout this property represents a perfect family home. The accommodation comprises of: Entrance hallway, cloakroom, two reception rooms, kitchen, four double bedrooms & bathroom.

Outside we have an enclosed, private & south facing garden with garage & parking to front.

Situated in a highly sought-after area known for its community feel and proximity to excellent local amenities including schools, shops, and transport links, this home offers both convenience and tranquility.





### Entrance Hallway 14'9" x 5'10" (4.51 x 1.79)

Approached via Upvc double glazed front door, radiator, power point, stairs leading to first floor with under stairs storage space, doors to cloakroom, kitchen, lounge & dining room.

### Cloakroom 8'9" x 2'11" (2.67 x 0.89)

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, radiator.

### Kitchen 9'10" x 8'9" (3.01 x 2.69)

Upvc double glazed windows & door to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate induction hob & hood, space for appliances, tiled flooring, partly tiled walls, heated towel rail.

### Dining Room 10'11" x 9'9" (3.34 x 2.99)

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

### Lounge 16'10" x 10'11" (5.14 x 3.34)

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

### First Floor Landing 6'7" x 5'10" (2.03 x 1.80)

Access to loft via hatch, doors to all rooms.

### Bedroom 1 13'10" x 9'8" (4.22 x 2.97)

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

### Bedroom 2 12'9" x 7'7" (3.90 x 2.33)

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

### Bedroom 3 10'10" x 9'10" (3.31 x 3.01)

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

### Bedroom 4 9'10" x 8'9" (3.01 x 2.69)

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

### Shower Room 6'11" x 5'10" (2.12 x 1.78)

Upvc frosted double glazed windows to side, shower cubicle, low level wc & pedestal wash hand basin, tiled walls, towel rail, radiator.

### Rear Garden

An enclosed area which is partly paved with an area laid to lawn, shed, greenhouse, cold water tap, pond, gated side access.

### Garage

Up & over door with power & lighting. Boiler.

### Tenure

Freehold.

### Local Authority

Gloucester City Council- Band D

### Services

Mains water, gas, electricity & drainage.

### 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
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 <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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