



15 Hathorn Road

Hucclecote, Gloucester, GL3 3UH

£325,000



We are delighted to welcome **NEW TO THE MARKET** this **EXCEPTIONAL**, extended three bedroom family home which truly has been elevated to the next level by the current owner. This property offers a blend of modern living and family-friendly features, making it an ideal choice for those looking for a ready-to-move-in home.

The accommodation comprises of: Entrance hallway, cloakroom, lounge, **OPEN PLAN** Kitchen/Diner & utility. Upstairs are three bedrooms & bathroom. Outside we have an enclosed garden with **GARAGE** & Parking directly to the front.

Offered for sale with **NO CHAIN**.



Entrance Hallway 10'10" x 3'6" (3.31 x 1.07)

Approached via Upvc double glazed front door, laminate flooring, radiator, stairs leading to first floor, doors to cloakroom & lounge.

Cloakroom 5'4" x 2'10" (1.64 x 0.87)

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

Lounge 14'11" x 11'3" (4.57 x 3.43)

Upvc double glazed windows to front, television point, radiator, power points, large under stairs storage cupboard, recessed down lights. Door to:

Kitchen 14'9" x 9'10" (4.50 x 3.02)

Eye & base level units with marble work tops, sink/drainer, electric double oven with separate gas hob, space for appliances, tiled flooring, recessed down lights, power points, partly tiled walls, opening to:

Dining Area 9'3" x 8'0" (2.82 x 2.45)

Two velux windows, Upvc double glazed bi-fold doors to rear, radiator, tiled flooring, power points, door to:

Utility Room 7'11" x 4'1" (2.43 x 1.27)

Eye & base level units with roll edge work tops, sink/drainer, plumbing & space for appliances, wall mounted combination boiler, tiled flooring.

First Floor Landing 10'5" x 3'0" (3.20 x 0.93)

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

Bedroom 1 14'1" x 8'1" (4.30 x 2.47)

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

Bedroom 2 10'9" x 7'2" (3.29 x 2.20)

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

Bedroom 3 9'0" x 6'5" (2.76 x 1.98)

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

Bathroom 7'4" x 5'7" (2.24 x 1.71)

Upvc frosted double glazed window to front, panelled bath with shower over, tiled walls, recessed down lights, radiator.

Rear Garden

An enclosed area which partly paved with an area laid to artificial lawn, gated side access.

Garage

Electric up & over shutter door. Parking directly in front & also further space to the side.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band C

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 | | | 86 |
| (81-91) B | | 74 | |
| (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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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