



3 Green Lane

Hucclecote, Gloucester, GL3 3QT

£475,000



Murdock & Wasley Estate Agents are delighted to present this rarely available detached family home, nestled on a generous plot with ample potential for expansion to accommodate additional living space. This well-maintained property is now available for the discerning buyer, and we highly recommend early viewing to fully appreciate all it has to offer.

This property is situated on a highly desirable road, making it an attractive option for growing families looking for a blend of space, comfort, and potential. The accommodation comprises of: Entrance hallway, two reception rooms, kitchen, three double bedrooms, study & bathroom.

Outside to the side & rear we have fantastic size gardens, along with a GARAGE & parking to the front.

Don't miss out on this exciting opportunity. Contact Murdock & Wasley Estate Agents today to arrange your viewing and discover the full potential of this delightful family home.



Entrance Hallway 11'6" x 4'0" (3.51 x 1.22)

Approached via Upvc double glazed front door, original tiled flooring, radiator, power points, storage cupboard, doors to kitchen, lounge & dining room. Stairs leading to first floor.

Lounge 11'0" x 10'10" (3.36 x 3.31)

Upvc double glazed box bay window to front, television point, radiator, power points.

Dining Room 13'4" x 11'9" (4.07 x 3.60)

Upvc double glazed windows to both side & rear, laminate flooring, radiator, power points.

Kitchen 13'5" x 9'9" (4.11 x 2.99)

Upvc double glazed windows to rear & Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, radiator, laminate flooring, partly tiled walls, pantry cupboard.

First Floor Landing 8'0" x 2'8" (2.44 x 0.82)

Upvc double glazed window to side, access to loft, radiator, doors to all rooms.

Bedroom 1 13'3" x 11'9" (4.05 x 3.60)

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

Bedroom 2 10'9" x 10'9" (3.30 x 3.29)

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

Bedroom 3 9'9" x 8'4" (2.98 x 2.56)

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

Bathroom 6'8" x 4'11" (2.04 x 1.50)

Upvc frosted double glazed windows to side, -panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, shaver point, partly tiled walls.

Study

Upvc double glazed window to front, power points.

Outside

To the rear & side of the property we have generous size gardens which are mainly laid to lawn, cold water tap, gated access. Partly paved area.

Garage

Up & over door with power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band E

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			75
(55-68) D		54	
(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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