



14 Trevor Road

Hucclecote, Gloucester, GL3 3JL

£350,000



Murdock & Wasley Estate Agents are delighted to present to the market this distinguished 1930s three-bedroom semi-detached home, ideally situated in a sought-after residential area, within easy reach of a variety of local amenities and highly regarded primary schools.

Offered for sale with no onward chain, the property provides well-proportioned accommodation throughout. Externally, it benefits from a south-westerly facing garden, perfect for enjoying the afternoon and evening sun, alongside a generous driveway offering ample off-road parking, as well as a garage for added convenience.



Entrance Hall

Accessed via composite double glazed door, power points, telephone point, radiator, inset ceiling spotlights, stairs to first floor landing with storage beneath. Doors lead off:

Cloakroom

Low level wc, wall mounted wash hand basin, partly tiled walls, tiled flooring, side aspect upvc double glazed window.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with mixer tap over. Appliance points, power points, space for cooker and dishwasher, integral fridge and freezer, Valliant gas fired boiler. Partly tiled walls, laminate flooring, side and rear aspect upvc double glazed window. Door to:

Utility

Range of base and wall mounted units, appliance points, power points, space for washing machine, tumbler drier and fridge freezer. Tiled flooring, cold water tap, integral door to garage, rear aspect upvc double glazed stable door to garden.

Lounge/ Diner

Tv point, telephone point, power points, two radiators, feature fireplace with gas fire inset, coving, space for dining table, front aspect upvc double glazed window and rear aspect wooden glazed door leading to the:

Conservatory

Of upvc construction with a glass roof. Power points, radiator, tiled flooring.

Landing

Access to loft space, inset ceiling spotlights. Doors lead off.

Bedroom One

Power points, radiator, picture rail, wooden door to airing cupboard, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, built in wardrobes, front aspect upvc double glazed window.

Bedroom Three

Power points, radiator, picture rail, side aspect upvc double glazed window and rear aspect Velux roof light.

Shower Room

Suite comprising step in shower cubicle with shower off the mains, low level wc, pedestal wash hand basin. Heated towel rail, tiled walls and floors, inset ceiling spotlights, front aspect upvc double glazed window.

Outside

To the front of the property, double wooden gates open onto a generous driveway offering ample off-road parking. The area is attractively framed by well-maintained borders, featuring mature hedging and established shrubs. This in turn leads to the:

Garage

Accessed via double wooden gates with power and lighting.

To the rear of the property lies a beautifully enclosed south-westerly facing garden, enjoying plenty of afternoon and evening sun. The space features an attractive patio area, ideal for outdoor dining or relaxing with a table and chairs. Raised flower beds are thoughtfully arranged to add colour and charm, complemented by established hedging for natural privacy. The garden is fully enclosed by wooden panel fencing and also benefits from a useful timber shed for additional storage.

Tenure

Freehold

Local Authority

Gloucester City Council
Council Tax Band: C

Services

Mains water, gas, electricity and drainage.

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		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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

