



## 18 Stanbury Mews

Hucclecote, Gloucester, GL3 3UG

**£260,000**



Murdock & Wasley Estate Agents are delighted to present this beautifully styled end terrace home, ideally located in the sought-after Hucclecote area. Finished to a high standard throughout, this property combines modern living with a homely charm, ideal for first-time buyers or those looking to downsize in style.

The property offers well-planned accommodation comprising: entrance hall, a bright and stylish lounge with contemporary finishes, a modern kitchen/diner with clean lines and practical space, two double bedrooms, a sleek en-suite shower room, and a beautifully updated family bathroom.

Externally, the home benefits from a private and enclosed garden, along with a driveway to the side offering convenient off-road parking.

This is a truly move-in-ready home set within a popular residential location close to amenities, schools, and transport links.





### Entrance Hall

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

### Lounge

Television point, data point, wall mounted radiators, front aspect upvc double glazed window. Door leads off:

### Kitchen/Diner

Range of wall, base and drawer mounted units, laminate worksurfaces, composite sink and drainer with mixer tap over, oven/ grill with four ring gas hob with extractor hood over. Appliance points, power points, wall mounted radiator. Integrated fridge freezer, space for washing machine and dining table, inset ceiling spotlights. Door to under stairs storage, rear aspect upvc double glazed window and rear aspect upvc double glazed sliding door leading out into the garden.

### First Floor Landing

Access to loft via hatch, door to airing cupboard, side aspect upvc double glazed window. Doors lead off:

### Bedroom One

Power points, wall mounted radiator, fitted wardrobes, front aspect upvc double glazed window. Door leads off:

### En Suite

Suite comprising low level wc, corner step in cubicle with shower over, wall mounted wash hand basin with storage below and mixer tap over, wall mounted radiator, partly tiled walls, inset ceiling spotlights, front aspect frosted upvc double glazed window.

### Bedroom Two

Power points, wall mounted radiator, fitted wardrobe, rear aspect upvc double glazed window.

### Bathroom

Suite comprising low level wc, panelled bath with mixer tap over, wall mounted wash hand basin with storage below and mixer tap over, wall mounted heated towel rail, partly tiled walls, inset ceiling spotlights, rear aspect upvc double glazed window.

### Outside

To the front of the property a tarmac driveway runs down the side of the property providing off road parking for up to two vehicles. A wooden gate provides access to the rear.

To the rear of the property a garden mainly laid to lawn is bordered by mature flower beds and is bordered by wooden fencing.

### Tenure

Freehold

### Services

Mains water, electricity, gas & drainage.

### Local Authority

Tewkesbury Borough Council

Tax 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		88
(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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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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