



3 Insley Gardens

Hucclecote, Gloucester, GL3 3AN

£335,000



Murdock & Wasley Estate Agents are delighted to bring to the open market this wonderful three-bedroom detached family home, situated in a highly sought-after location within Hucclecote. The property offers generous and well-balanced accommodation throughout, perfect for modern family living.

On the first floor, there are three bedrooms and a family bathroom, with the principal bedroom benefiting from an en-suite area featuring a stunning freestanding roll-top bath.

Externally, the home enjoys an enclosed and beautifully landscaped rear garden, ideal for relaxation or entertaining.



Entrance Hallway

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

Cloakroom

Upvc double glazed window to rear aspect. Low level w.c. Pedestal wash hand basin. Tiled splash backs.

Lounge 16'4 x 10'7 (4.98m x 3.23m)

Upvc double glazed window to front aspect. Laminate flooring. Wall mounted radiator. Arch to conservatory. Feature fireplace.

Dining Room 9'11 x 8'1 (3.02m x 2.46m)

Upvc double glazed window to front aspect. Laminate flooring. Wall mounted radiator.

Kitchen 11'1 x 7'10 (3.38m x 2.39m)

Upvc double glazed window to rear aspect. Double glazed door to side aspect. Wall mounted radiator. Range of eye level and base storage units. Roll edge laminate work surfaces. Stainless steel sink unit with mixer tap over. Built-in dishwasher. Part tiled walls. Further appliance space.

Conservatory 12'6 x 10'0 (3.81m x 3.05m)

Upvc double glazed windows to rear and side aspects. Double glazed doors to side aspect. Part brick walling.

First Floor Landing

Doors to all bedrooms & shower room.

Bedroom 1 16'5 x 10'0 (5.00m x 3.05m)

Upvc double glazed window to front aspect. Wall mounted single radiator. Area laid to tiles with tiled splash backs and free standing bath.

Bedroom 2 14'1 x 8'6 (4.29m x 2.59m)

Upvc double glazed window to front aspect. Wall mounted radiator.

Bedroom 3 10'2 x 7'8 (3.10m x 2.34m)

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

Shower Room

Upvc double glazed window to rear aspect. Walk in shower cubicle. Vanity wash hand basin. Low level w.c. Part tiled walls.

Rear Garden

Mainly laid to lawn. Patio area. Flower and shrub beds and borders. Mature trees. Outside water tap. Enclosed by timber panel fencing. Pedestrian side access.

Garage

Up & over door.

Front

Tarmac off road car parking. Mainly laid to lawn. Flower and shrub beds and borders. Mature trees.

Tenure

Freehold.

Services

Mains water, drainage, gas, electricity & solar.

Local Authority

Gloucester County Council- Band C

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		84
(69-80) C		
(55-68) D	61	
(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		80
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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