



30 Horsbere Road

Hucclecote, Gloucester, GL3 3PT

£209,950



We are delighted to welcome to the open market this beautifully presented, spacious and extremely versatile ground floor maisonette, tucked away down a quiet no-through road in the highly sought-after area of Hucclecote. The property offers generous accommodation throughout and benefits from its own private rear garden, providing an excellent outdoor space rarely found with properties of this type. Further highlights include off-road parking and a peaceful residential setting, making it ideal for first-time buyers, downsizers, or those seeking flexible living space.



Entrance Hallway

Approached via Upvc double glazed front door, fuse panel, radiator, laminate flooring, doors off to all rooms.

Kitchen

Upvc double glazed windows & door to side, eye & base level units with roll edge work tops, sink/drainer, electric oven with gas hob & hood, built in dishwasher, space for further appliances, power points, partly tiled walls, recessed down lights.

Lounge

Upvc double glazed french doors to rear, radiator, laminate flooring.

Bedroom 1

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

Bedroom 2

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

Bedroom 3/Dining Room

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

Rear Garden

An enclosed & private area which is partly paved with an area laid to lawn, shed, gated side access.

Tenure

Leasehold- 999 year lease (931 years left)

£5 Peppercorn charge per annum.

Managing Agents are Shepherd Property

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- 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 | | |
| (81-91) B | | |
| (69-80) C | 72 | 75 |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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