



R B WALTERS ESTATE AGENTS

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James Way, Hucclecote, Gloucester, GL3 3TE.

Use This Section to Record Your Own Personal Property Notes -

Well Presented Coach House

Garage

Two Bedrooms

Private South Facing Garden

Spacious Accommodation

Parking for Two Cars

Gas Central Heating

Close to All Amenities

£230,000

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Located towards the end of a close with little passing traffic this well-presented coach house benefits from a garage, two parking spaces and private rear garden.

The property has been well maintained and has had replacement double glazed windows and new combi boiler installed. The accommodation is extremely light with velux windows providing plenty to both the kitchen and bathroom whilst the spacious living room sits at the top of the stairs with archway opening to the kitchen and then a door to the inner hallway where further doors lead to the two bedrooms and bathroom.

A real benefit is off road parking for two vehicles side by side as well as a good size garage which offers additional width towards the rear and a built-in storage cupboard under the stairs. The garage could potentially be converted into additional accommodation (the neighbours have done this) subject to any required permissions and consents. A door at the back gives access to the rear garden which also can be accessed via a side gate and this enjoys total privacy and has a South facing aspect with an area of lawn and patio.

The property is close to plenty of local amenities and supermarkets as well as junction 11a of the M5 motorway. Hucclecote is a popular residential area a few miles from the centre of Gloucester and the mainline train station.

Services

- Mains Gas Central Heating
- Mains Electric
- Mains Water (metered)
- Mains Drainage
- Superfast Fibre Broadband Available

Entrance Hall

Living Room 16' 4" x 11' 5" (4.97m x 3.48m)

Kitchen 9' 10" x 5' 5" (2.99m x 1.65m)

Inner Hallway

Bedroom 11' 8" x 10' 6" (3.55m x 3.20m)

Bedroom 8' 5" x 7' 3" (2.56m x 2.21m)

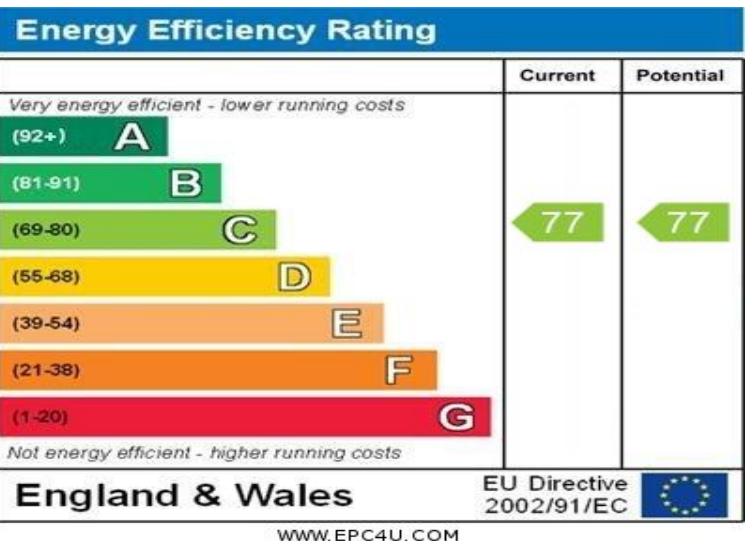
Bathroom

OUTSIDE

Garage 18' 0" x 8' 2" (5.48m x 2.49m)

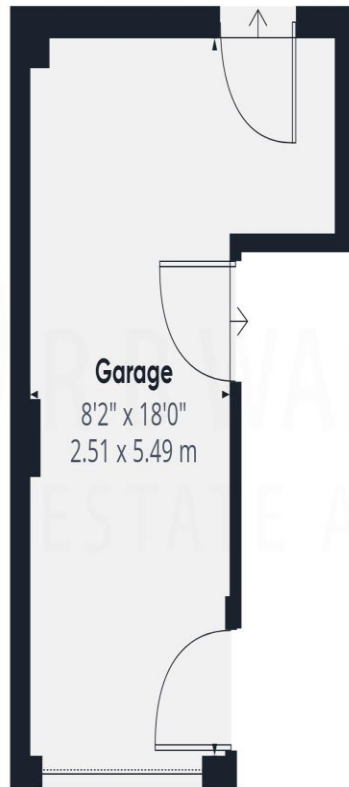
Off Road Parking Two Cars

Garden



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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

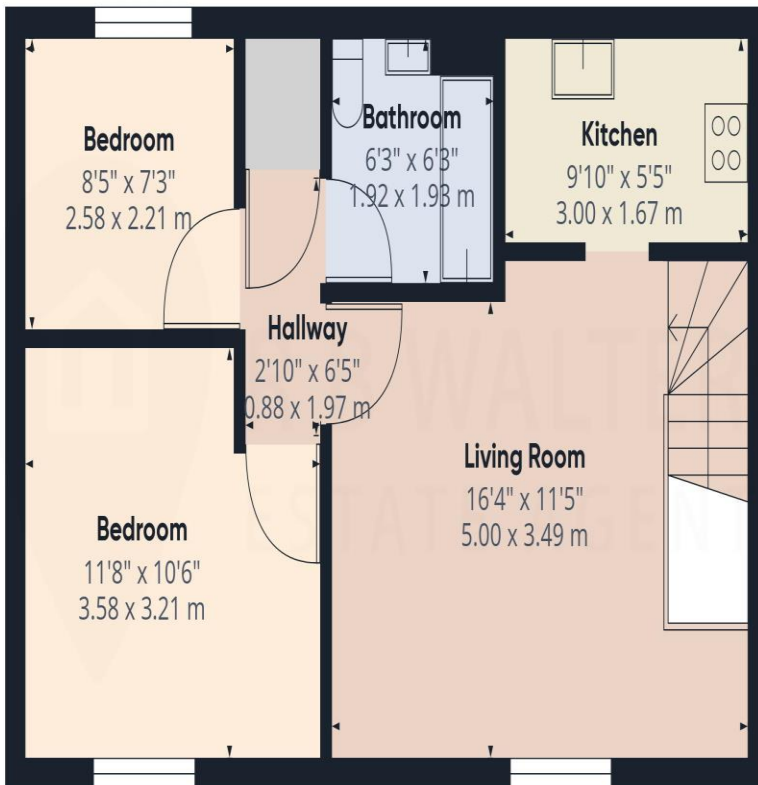


Ground Floor

Approximate total area⁽¹⁾

636.79 ft²

59.16 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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