



**BEST & FINAL OFFERS by close of business Friday
11th July 2025**

OPEN VIEWINGS:-

**Tuesday - 1st July 4.15 - 5.30 pm
Wednesday - 2nd July 9.45 - 10.45 am
Tuesday 8th July 4.30 - 5.30 pm
Thursday 10th July 4.30 - 5.30 pm**

5 CONWAY ROAD, HUCCLECOTE, GLOUCESTER, GL3 3PD

GUIDE PRICE £350,000

FREEHOLD GLOUCESTER CITY COUNCIL C

Approximate Gross Internal Area
Main House - 121 sq. metres (1302 sq. feet)
Total - 121 sq. metres (1302 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



A most attractive period semi-detached property one of a pair only located in this delightful Hucclecote Location.

The property is gives the opportunity for someone to create a beautiful family home with original Character Features.

The adjoining property and the adjacent property have over the years have had additions to their original layout and therefore No.5 lends itself to similar development.

There is a very large garden to the rear – ideal for the erection of a Summer House/Home Office – maybe even a Granny Annexe (subject to the necessary permissions required).

The property currently offers:-

Lovely decorative wraparound porch,

Entrance Hall with likely original tiled floor,

Living Room with box bay window and window to side, feature fireplace and picture rail.

Dining Room has window to rear, feature fireplace and picture rail.

Kitchen with door to garden, large larder cupboard.

On the Mezzanine Landing:

Third Bedroom, a double with window to rear

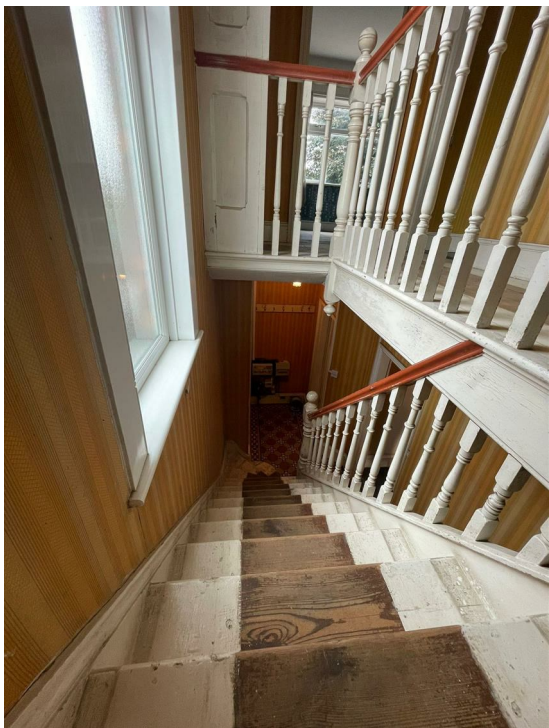
Bathroom with window to side

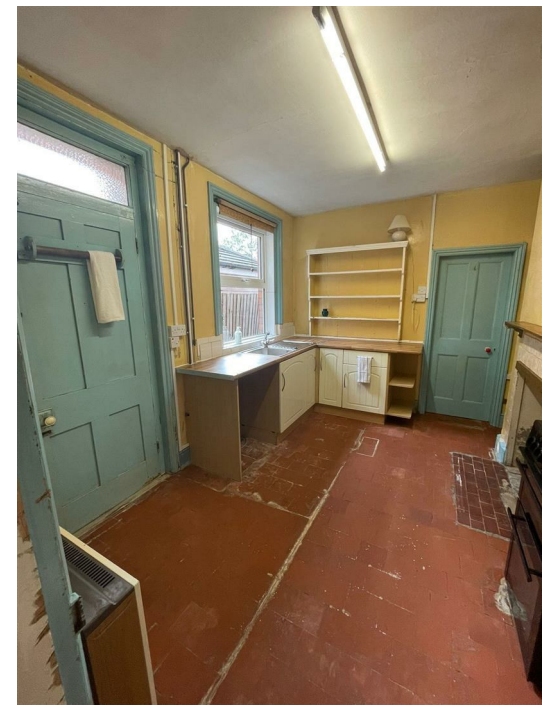
On the First Floor:

Bedroom 2, a double with window to rear, picture rail and likely original feature fireplace.

Bedroom 1, a large double with 2 windows to front and one window to side, likely original feature fireplace and picture rail

Of particular note is the very large garden. There is also off road parking and a Car Port. As far as we are aware there is no gas connected to the property.









All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F		23	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	