



Stocken Close, Hucclecote GL3 3UL

£399,950



Stocken Close, Hucclecote GL3 3UL



- In need of updating and modernisation
- Cul-de-sac location
- Utility Room and downstairs WC
- Close to local schools and amenities
- Convenient to good transport links by bus and easy access to M5 motorway
- Four double bedrooms
- Two en-suites
- No onward chain
- Tewkesbury Borough Council - Tax Band E (£2578.48 per annum 2024/2025)
- EPC C69

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£399,950

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Entrance Porch

Door to;

Entrance Hall

Spacious hallway leading you to the kitchen, family room/playroom, WC, living room, and stairs to the first floor. Under stairs storage cupboard, laminate flooring.

Kitchen

Double glazed window to the front elevation, a range of matching wall and base units, 1 1/2 bowl sink, electric hob and cooker, space for American style fridge/freezer, space for dishwasher, radiator, door to;

Utility

Door to rear garden, space and plumbing for washing machine, one bowl sink, wall mounted gas boiler, radiator.

Family room/playroom

Double glazed window to the front elevation, radiator.

Cloakroom

WC, wash hand basin, radiator.

Living Room

Double-glazed window to the rear elevation, radiator laminate flooring, double doors to;

Dining Room

Double-glazed patio doors to the rear, radiator, laminate flooring, hatch to utility room.

On the first floor

Landing

Doors to all rooms, airing cupboard housing hot water tank, access to loft.

Bedroom One

Double-glazed window to the front elevation, two built-in wardrobes, radiator, door to en-suite.

En-suite

Shower cubical, WC, wash hand basin, radiator.

Bedroom Two

Double glazed window to the front elevation, radiator, built in wardrobe, door to en-suite.

En-suite

Shower cubical, WC, wash hand basin, radiator, double glazed window to side elevation.

Bedroom Three

Double-glazed window to the rear elevation, radiator, built in wardrobe.

Bedroom Four

Double-glazed window to the rear elevation, radiator.

Shower Room

Shower tray (no fitted shower), wash hand basin, WC, radiator. The shower room re-fit has been started but not completed and will be down to a prospective purchaser to finish off.

Outside

To the front of the property you have parking for two vehicles with the potential to create further off-road parking should this be required. An area of lawn and gated side access. The rear garden is mainly laid to lawn with a patio area, fully enclosed by wooden fencing and a patio area.

Location

Stocken Close is located within the popular area of Hucclecote. Various local amenities include the local junior schools Hillview and Dinglewell as well as access to a number of secondary and grammar schooling being located within the City.

Material Information

Tenure: Freehold.

Council Tax band: Tax band E

Local authority and rates: Tewkesbury Borough Council - (£2578.48 per annum 2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

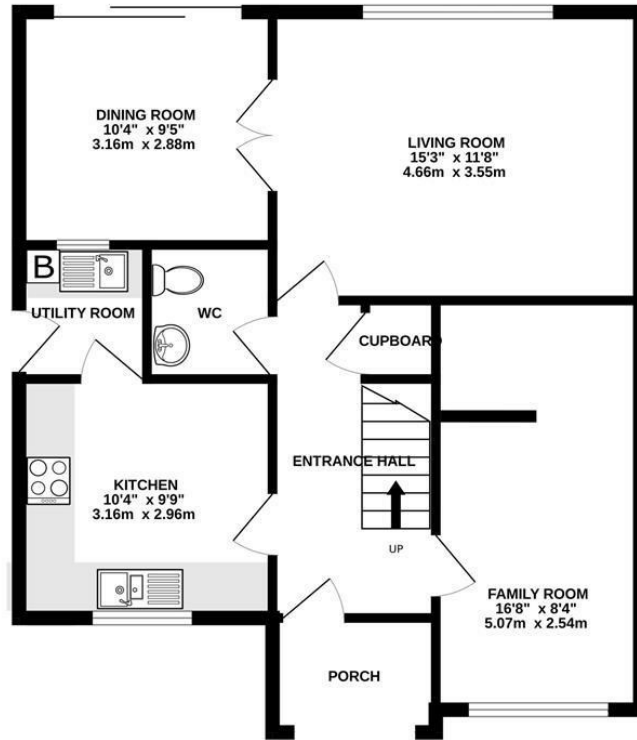
Heating: Gas Central heating.

Broadband speed: Standard: 10Mbps, Superfast: 67 Mbps, Ultrafast: 1000Mbps.

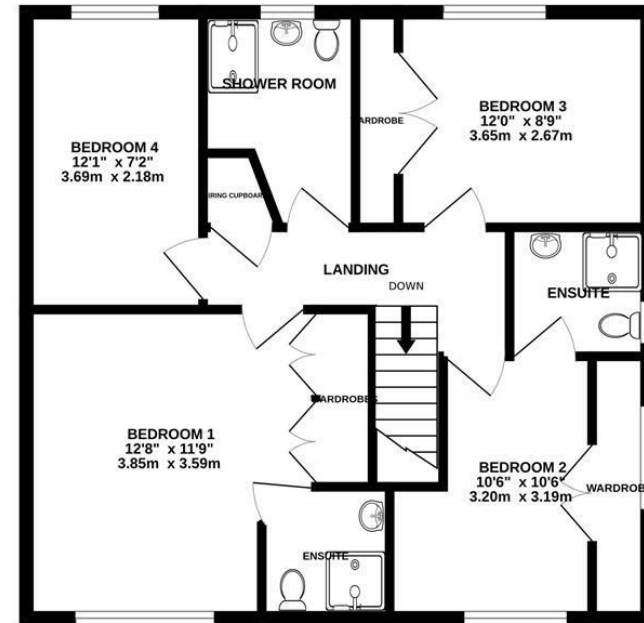
Mobile phone coverage: EE(Limited) Three(Limited) 02(Likely) Vodafone(Limited).



GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

