



15 Conway Road, Hucclecote GL3 3PD
£300,000



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- Located in a sought after area of Hucclecote
- Light and airy accommodation
- Utility room off the kitchen
- In need of some updating
- Enclosed and private rear garden
- Garage and off road parking
- Close to local amenities, bus routes and the motorway
- Chain Free
- Gloucester City Council - Tax Band C- £1900.50 per annum (2024/2025)
- EPC Rating D58

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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£300,000

Entrance Hall

Radiator, access to loft via a hatch which has a light and an integrated ladder.

Bedroom One

Double-glazed bay window to front elevation, radiator.

Bedroom Two

Double-glazed window to front elevation, radiator, built-in wardrobes.

Bedroom Three

Double-glazed window to side elevation, radiator.

Bathroom

Double-glazed obscure window to side elevation, bath with shower over, WC, wash hand basin, radiator, airing cupboard, laminate flooring, tiled splash backs.

Kitchen

Double glazed window to side elevation, a range of matching wall and base units with work surface over, inset 1 1/2 bowl stainless steel sink, space for freestanding cooker, space for under counter appliance, tiled splash backs, vinyl flooring, door to Living Room and concertina door to;

Utility Room

Double glazed window to rear elevation, wall mounted boiler, laminate work surface over, space for under counter appliances, tiled splash backs, vinyl flooring, door leading out into the garden.

Living Room

Double-glazed patio doors to rear elevation leading out into the garden, fireplace with feature coal effect gas fire, two radiators.

Outside

To the side of the property, there is a block paved driveway providing off-road parking and access to the garage along with an outside tap.

To the rear of the property, there is an enclosed and low maintenance rear garden which is mainly laid to lawn with mature trees, a further tap, and a block paved patio area.

Garage

19'8" x 8'2" (6.00 x 2.51)

Up and over door to front elevation, side pedestrian door and window, power and lighting, brick-built shed attached at the back.

Location

Located within the popular area of Hucclecote where there are various local amenities including the local junior schools Hillview and Dinglewell as well as access to several secondary and grammar schooling being located within the City. A short distance away is access to the M5 providing ideal links to Birmingham and Bristol whilst a direct line to London Paddington can be located at Gloucester Station.

Material Information

Tenure - Freehold

Council Tax Band C

Gloucester City Council - £1900.50 per annum 2024/25

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

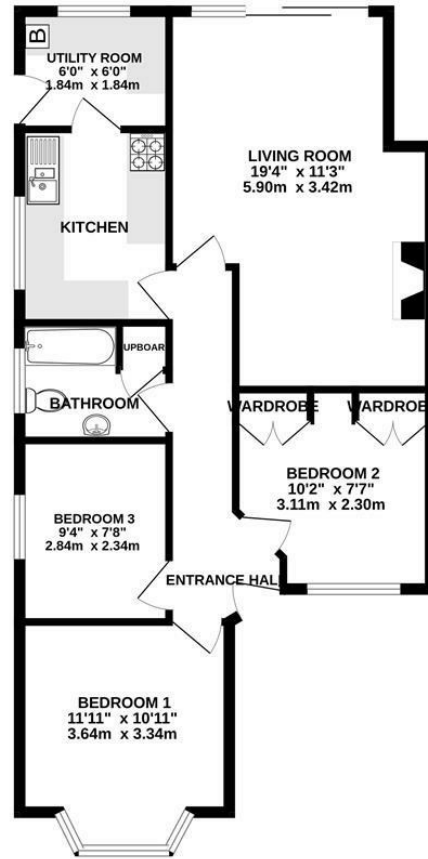
Broadband speed: Standard 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone (Limited), EE (Limited), Three (Limited) and O2

Please note, there is a tree at the bottom of the garden which isn't in the property's boundary but overhangs the garden. This tree is subject to a Tree Preservation Order.



GROUND FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 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.

