



3 The Cedars, Hucclecote GL3 3UA
£146,950



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• First floor apartment with garage • Two double bedrooms both with fitted storage cupboards • Modern kitchen with fitted appliances • Modern shower room • Close to an array of local amenities and good transport links • Double glazing and underfloor electric heating throughout • Potential rental income of £995 PCM • Leasehold - 957 years remaining • Gloucester City Council Tax Band A - £1425.38 per annum (2024/25) • EPC rating C69



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Communal Entrance Hall

Door entry system, stairs to all floors:

Entrance Hall

Storage cupboard, and doors to all rooms.

Living Room

Double glazed window to rear elevation.

Kitchen

Double glazed window to side elevation, a range of matching modern wall and base high gloss units with work surface over and matching upstands, inset 1 bowl stainless steel sink with mixer taps and drainer unit, integrated Neff appliances to include microwave, cooker, hob with extractor hood over, space and plumbing for slimline dishwasher and washing machine.

Bedroom One

Double glazed window to rear elevation, a range of built in wardrobes.

Bedroom Two

Double glazed window to side elevation, built in wardrobe.

Shower Room

Double glazed obscure window to front elevation, shower cubicle, corner wash hand basin vanity unit, WC, heated towel rail, tiled splash backs.

Outside

Communal gardens wrap around the property along with parking on a first come first serve basis.

En bloc Garage

17'3" x 6'10" (5.28 x 2.10)

Part of an en bloc garage block. The garage has an up-and-over door to the front

elevation. The garage is owned by management company but is included as part of the lease.

Location

The popular suburb of Hucclecote has lots to offer with a Doctors surgery, an array of shops, transport links, and schools. Various local amenities include the 'Good' Ofsted-rated local Dinglewell Junior school 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. There are also regular bus services to both Cheltenham and Gloucester. The immediate locality offers various walks and open spaces within arguably one of Gloucester's most desirable established residential areas.

Material Information

Tenure: Leasehold. 999 years from 11/02/1982, Lease remaining 957 years. Management company - Ash Property. Service Charge - £1962 per annum. No ground rent.

Council tax band: Tax Band A

Local authority and rates: Gloucester City Council, £1425.38 (2024/2025)

Electricity supply: Meter

Water supply: Mains

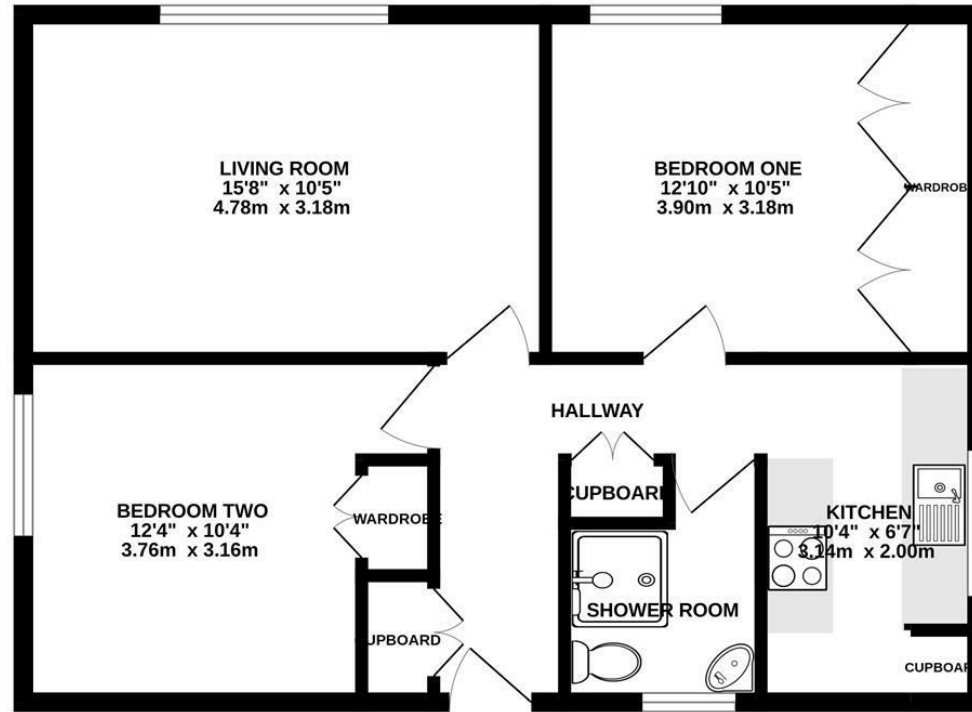
Sewerage: Mains

Heating: Electric

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

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

1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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