



**100a Insley Gardens, Hucclecote GL3 3BA**

**£145,000**



## 100a Insley Gardens, Hucclecote GL3 3BA

• Close to local amenities and bus routes • Two bedrooms • Modern bathroom • Shared carpark to the rear • Double glazing and electric heaters • Ideal first time buy or buy to let investment with the potential rental income of £900 PCM

**£145,000**

### Entrance Porch

Double glazed window to side elevation, door to;

### Living Room/Dining Room

Double-glazed window to rear elevation, electric wall-mounted heater, wooden-effect laminate flooring, inset ceiling spot lights, opening to Kitchen.

### Hallway

Cupboard, doors to both bedrooms and bathroom.

### Kitchen

Double glazed window to rear elevation, a range of matching wall and base units with laminate work surface over, inset one bowl stainless steel sink and drainer unit, tiled splash backs, freestanding electric cooker, space, and plumbing for washing machine, space for under counter fridge, wooden effect laminate flooring.

### Bedroom One

Double-glazed window to front elevation, wall-mounted electric heater. inset ceiling spot lights?

### Bedroom Two

Double-glazed window to front elevation, wall-mounted electric heater, inset ceiling spot lights.

### Bathroom

Bath with mixer taps and electric shower over, wash hand basin with mixer tap, WC, tiled splash backs, modern vinyl flooring.

### Outside

There is a shared carpark to the rear.

### Location

The popular suburb of Hucclecote has lots to offer with a Doctors surgery, an array of shops, transport links, and schools. 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.

### Material Information

Tenure: Leasehold. 999 years from 1998, 973 years remaining. Management company - No Service Charge however there is a 10% contribution per calendar month towards the building insurance.

Council Tax Band: Tax Band A

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

Electricity supply: Mains



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

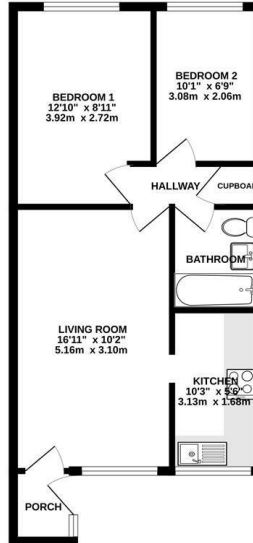
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GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA - 485 sq.ft. (45.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of ground, walls, ceilings, doors and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with the property particulars. The layout, fixtures and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given. Made with Hologram 10/20

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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

