



12 Stocken Close, Hucclecote GL3 3UL

£275,000



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• Chain Free • Downstairs WC • Private and enclosed rear garden • Gas central heating and double glazing • Easy access to the M5 motorway • Close to local amenities and good transport links • Potential rental income of £1300PCM • Tandem off road parking • Tewkesbury Borough Council - Tax Band C (£1875.25 per annum 2024/25) • EPC rating C73



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Entrance Hall

Doors to all downstairs accommodation, stairs to the first floor, radiator.

WC

Double-glazed obscure window to the front elevation, WC, wash hand basin, radiator.

Kitchen/Dining Room

Double-glazed window to the front elevation, a range of matching wall and base units with laminate worktops over, inset 1 1/2-bowl sink and mixer tap, integrated four-ring gas hob with electric oven and extractor hood over, space for a washing machine and dishwasher, undercounter fridge and freezer, tiled splashbacks, wall-mounted boiler.

Living Room

Double-glazed patio doors to the rear, double-glazed window to the rear elevation, understairs storage cupboard, radiator.

On the first floor

Landing

Access to the loft, storage cupboard.

Bedroom One

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

Bedroom Two

Double-glazed window to the front elevation, radiator.

Bedroom Three

Double-glazed window to the rear elevation, radiator.

Bathroom

Double-glazed obscure window to the front, panelled bath with shower over, WC, wash hand basin, radiator.

Outside

To the front of the property, you have a low-maintenance front garden. To the rear of the property, there is an enclosed and private rear garden that is mainly laid to lawn with mature shrub borders and a decked seating area. The parking is located at the rear of the property, where there are two tandem spaces and rear gated access to the garden.

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 C

Tewkesbury Borough Council - £1875.25 per annum (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband speed: Standard 9 Mbps, Superfast 63 Mbps,

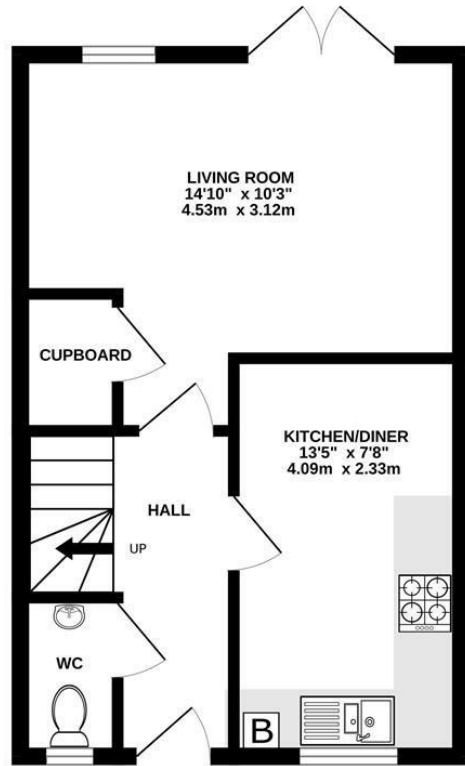
Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone(Limited), EE(Likely),

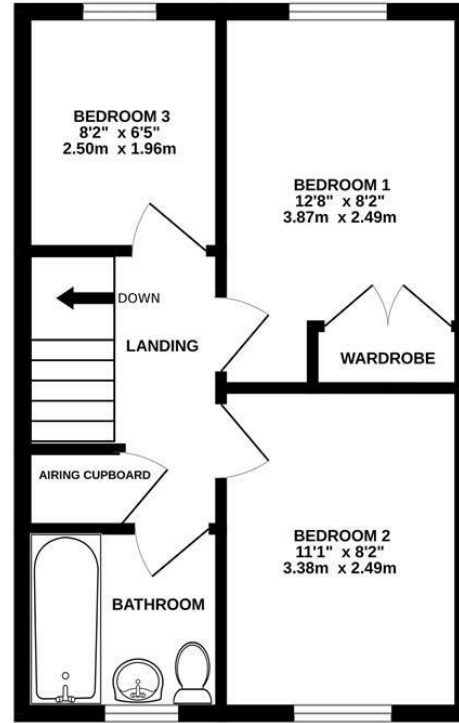
Three(Limited) and O2(Likely)



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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.

