



54 Buscombe Gardens, Hucclecote, Gloucester, GL3 3QG

£169,950



  
**Farr & Farr** Sales & Lettings 



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Gloucester, GL3 3QG**

**£169,950**

**A MODERN TOWNHOUSE IN A DELIGHTFUL  
POSITION ON A POPULAR AND SMALL  
DEVELOPMENT**

Buscombe Gardens is a small and delightful estate situated on the edge of Hucclecote. Local shopping and transport facilities are within walking distance and Cheltenham and the M5 is only a short drive. Number 54 is offers accommodation ideal for the first time buyer or investor with a bedroom and bathroom on the first floor and sitting room and kitchen on the ground floor floor. It has the additional benefit of a very private and good sized wall garden and adjacent parking for at least two cars.

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**ENTRANCE PORCH**

UPVC double glazed front door, store cupboard and UPVC double glazed door to:-

**SITTING ROOM** 13' 0" x 9' 5" (3.96m x 2.87m)

Double radiator. Wall thermostat. TV point. UPVC double glazed sliding patio doors to garden and arch to:-

**KITCHEN** 9' 2" x 6' 9" (2.79m x 2.06m)

Inset single drainer stainless steel sink unit set into worktops with cupboards below. Wall and base units. Part tiled walls. Flooring. Plumbing for washing machine. Deep storage recess. Worcester gas central heating boiler. Extractor fan. Cooker control panel. Fridge/freezer.

**FIRST FLOOR**

**LANDING**

Access to loft.

**BEDROOM** 12'9' x 9' 5" (3.83m x 2.87m)

Overstairs store cupboard. Radiator.

**BATHROOM**

Panelled bath with mixer taps and shower attachment. Pedestal wash hand basin. Low level WC. Towel rail. Laminate flooring. Extractor fan. Shaver light.

**EXTERIOR**

Allocated parking for two cars. Brick pavia drive. Rear gardens, south westerly backing and surprisingly private with paved terrace. Lawns and shrub bed borders with mature trees. All enclosed with part walling/fencing. Outside light. Wide side access.

**AGENTS NOTE**

EPC: C-72 COUNCIL TAX: A

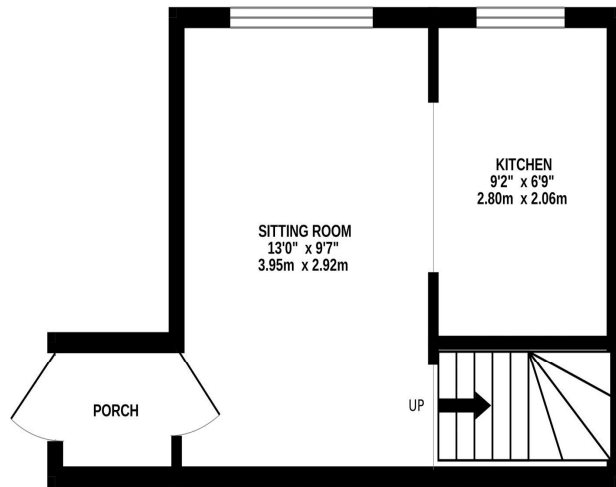
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



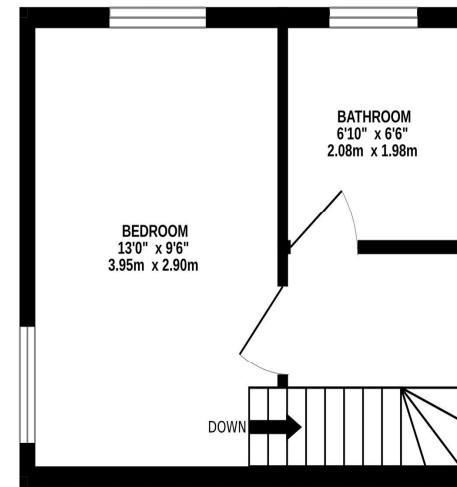




GROUND FLOOR  
229 sq.ft. (21.3 sq.m.) approx.



1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (40.9 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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