



Flat 30, Hucclecote Mews, 78 Hucclecote Road, Gloucester, GL3 3SR

£167,500

🛏️ | 2

🛋️ | 1

🛁 | 1

  
**Farr & Farr** Sales Lettings 



**Flat 30, Hucclecote Mews, 78  
Hucclecote Road, GL3 3SR**

**£167,500**

A TWO BEDROOMED GROUND FLOOR APARTMENT IN A POPULAR OVER 50'S COMPLEX WITH NO ONWARD CHAIN.

This two bedroomed property is in a lovely position on the complex for over 50's overlooking the beautifully maintained gardens and pond and must be viewed to fully appreciate.

Hucclecote Mews is a purpose built retirement complex situated in the popular residential district of Hucclecote, an area particularly well supplied with local amenities which include shops, doctors, and dentists, community centre with library and frequent bus services to both Gloucester and Cheltenham.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**Entrance Hall**

Double glazed UPVC front door with obscured glass and leaded design. Laminate flooring. Radiator.

**Hallway**

Wall thermostat and programmer.

**Kitchen** 8' 10" x 6' 1" (2.69m x 1.85m)

Tiled flooring. Arrange of wall and base cabinets, cupboards and drawers with laminate worktop over. Stainless steel sink with mixer tap and drainer. Built in oven and grill. Built-in gas hob. Built – in under counter fridge. Tiled splashback. Double glazed window with views to the front of the property. Radiator.

**Living Room** 14' 1" x 10' 9" (4.29m x 3.27m)

Carpet flooring. Double glazed sliding doors onto communal garden with views of the pond. Radiator. TV and telephone points.

**Bedroom One** 14' 5" x 9' 0" (4.39m x 2.74m)

Carpet flooring. Double glazed window with view of communal gardens. Over the bed storage cupboards. Airing cupboard housing Worcester combination boiler.

**Bedroom Two** 9' 1" x 7' 3" (2.77m x 2.21m)

Two built-in wardrobes with sliding doors. Double glazed window. Laminate flooring. Radiator.

**Shower Room**

Tiled flooring. Heated towel rail. White hand wash basin and WC. Shower cubicle with Mira shower. Part tiled walls. Extractor fan.

**Patio Area**

Small area of patio that overlooks the beautiful communal gardens and pond.

**More Information**

EPC: C

Council tax: A

Annual service charges: £1724.57 per year, invoiced quarterly in November, Feb, May & August

Ground Rent £50 Per year invoiced November

Insurance £135 Per year invoiced in November



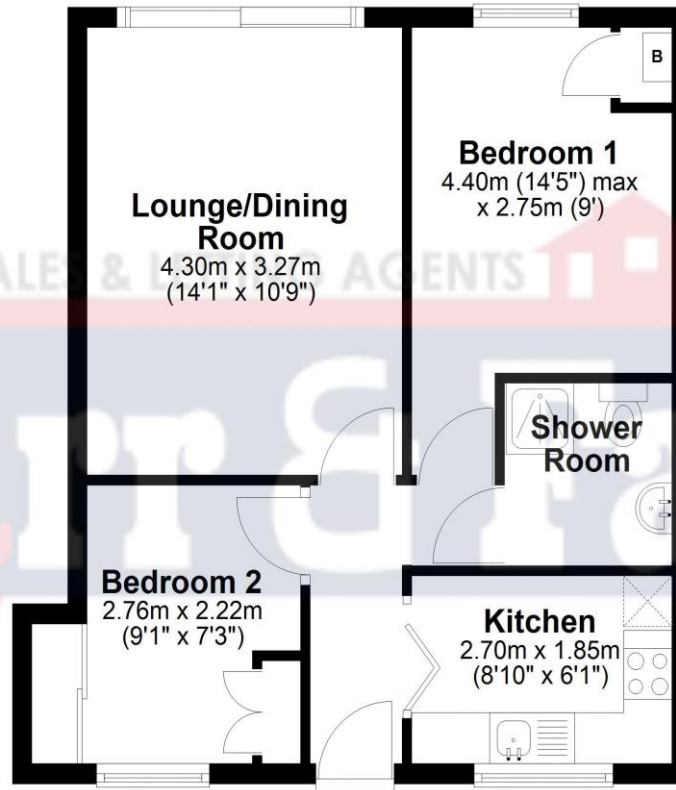






## Ground Floor

Approx. 44.7 sq. metres (480.9 sq. feet)



Total area: approx. 44.7 sq. metres (480.9 sq. feet)

These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

### City Centre

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025  
✉ enquiries@  
farrandfarr.co.uk

### Hucclecote

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355  
✉ hucclecote@  
farrandfarr.co.uk

### Longlevens

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444  
✉ longlevens@  
farrandfarr.co.uk

### Lettings

40 Oxstalls Way  
Gloucester GL2 9JQ  
☎ 01452 238298  
✉ lettings@  
farrandfarr.co.uk