



2 Dryland Mews, Hucclecote, Gloucester, Gloucestershire, GL3 3UP

£250,000

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**Farr & Farr** Sales Lettings 



## 2 Dryland Mews, Hucclecote, Gloucester, GL3 3UP

# £250,000

This two bedroom house is well situated in Hucclecote with excellent access to local amenities and major transport routes.

Located at the end of a small cul de sac, the front door opens into an entrance hall and through to the living room with feature fireplace. To the rear of the property sits the kitchen / breakfast room fitted with a good range of wall and base units, double oven with gas hob over and integrated fridge freezer. Sliding doors lead out to the rear garden.

Stairs lead to the first floor landing with two bedrooms facing opposite aspects of the property. To the front, the master benefits from an en suite with WC, hand wash basin and electric shower. Completing the property, the family bathroom features WC, hand wash basin and bath with electric shower over.

The rear garden has side access and is laid to lawn with a patio area off the kitchen while a driveway sits in front of the garage.

The property is currently let on an assured shorthold tenancy agreement but would be available with no onward chain.

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### Front External

Driveway parking in front of garage. Stones. Area of lawn. Garage with up and over door.

### Entrance Hall 5' 5" x 4' 6" (1.650m x 1.367m)

Front door with frosted window. Laminate flooring. Radiator.

### Living Room 14' 11" x 10' 5" (4.537m x 3.183m)

Double glazed window to front. Carpet. Two radiators. Feature fireplace.

### Kitchen / Dining Room 8' 7" x 13' 5" (2.616m x 4.091m)

Double glazed patio doors and window to rear. Range of wall, base and drawer units. Laminate worktop. Double oven. Four ring gas hob. Vinyl flooring. Radiator. Understairs cupboard.

### First Floor Landing 5' 5" x 6' 2" (1.641m x 1.872m)

Double glazed window to side. Carpet. Access to loft via hatch. Cupboard.

### Bedroom One 11' 6" x 10' 5" (3.512m x 3.181m)

Double glazed window to front. Carpet radiator. Fitted wardrobes.

### En Suite 5' 3" x 4' 11" (1.611m x 1.492m)

Frosted double glazed window to front. WC. Enclosed shower. Basin. Laminate flooring. Radiator. Tiled walls.

### Bedroom Two 9' 11" x 7' 1" (3.010m x 2.170m)

Double glazed window to rear. Carpet. Radiator. Fitted wardrobes.

### Bathroom 6' 2" x 6' 2" (1.876m x 1.872m)

Frosted double glazed window to rear. WC. Basin. Bath with electric shower over. Laminate flooring. Radiator. Part tiled walls.

### Rear Garden

Mostly laid to lawn with an area of patio. Fence and brick surround. Side access.

### Agents Notes

Council Tax - Band C

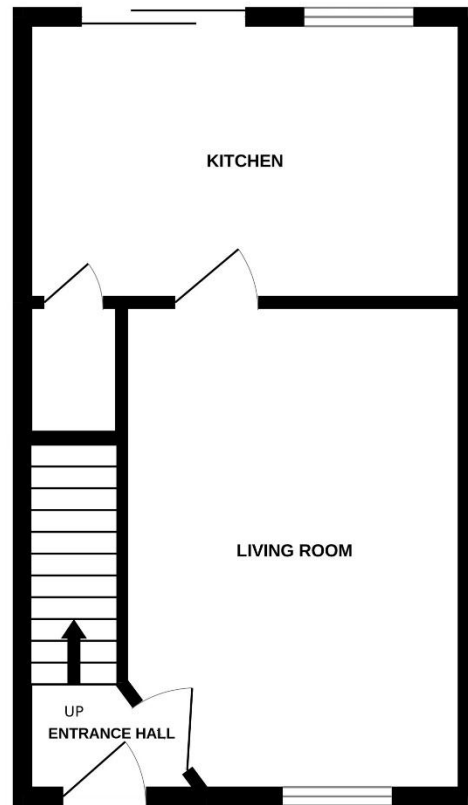
EPC Rating - C



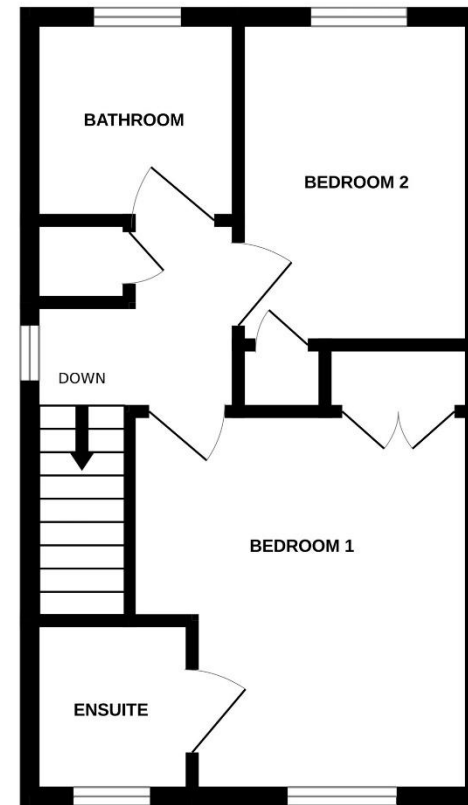
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**GROUND FLOOR**  
315 sq.ft. (29.3 sq.m.) approx.



**1ST FLOOR**  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.6 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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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.

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