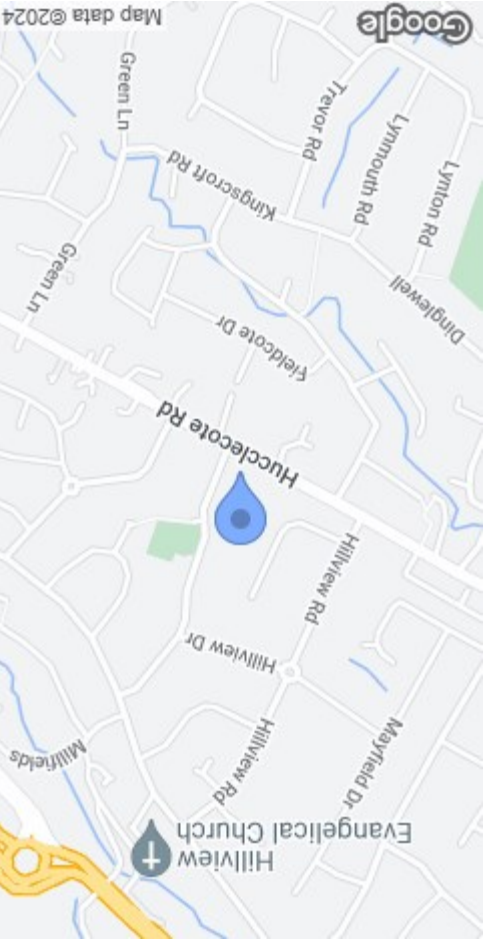


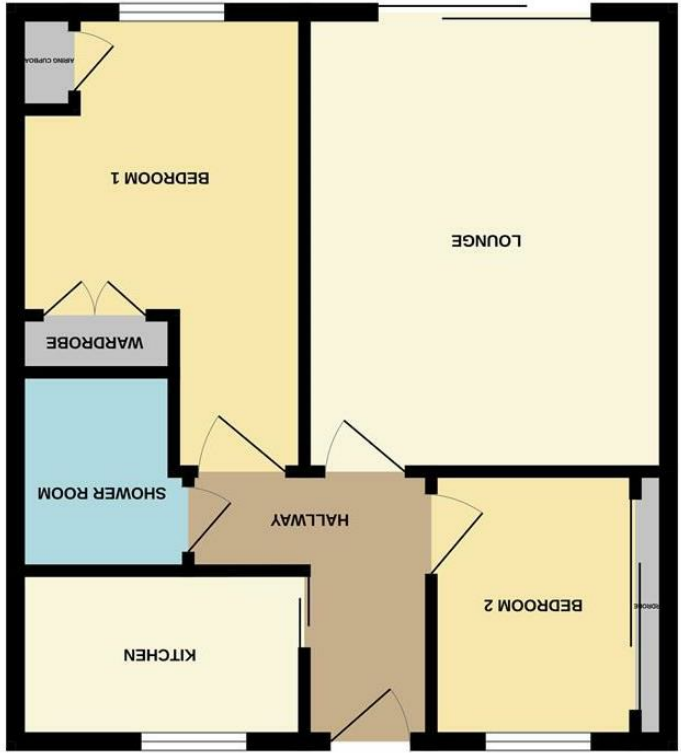


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A (93-100)   B (81-92)   C (69-80)   D (55-68)   E (39-54)   F (21-54)   G (1-20)	 A (1-10)   B (11-20)   C (21-30)   D (31-40)   E (41-50)   F (51-60)   G (61-70)



Make every attempt to ensure the accuracy of the figures contained in these particulars. The services, systems and appliances shown are not tested and no guarantee is given that they are in working order. This plan is for illustrative purposes only and should be used as a guide only. Measurements are approximate and no responsibility is taken for any error. While every attempt has been made to ensure the accuracy of the figures contained in these particulars, the services, systems and appliances shown are not tested and no guarantee is given that they are in working order. This plan is for illustrative purposes only and should be used as a guide only.



GROUND FLOOR  
 469 sq. ft. (43.5 sq. m.) approx.



17 Hucclecote Mews, Hucclecote Road  
 Hucclecote, Gloucester GL3 3SR



STEVE GOOCH  
 ESTATE AGENTS | EST 1985

**£105,000**

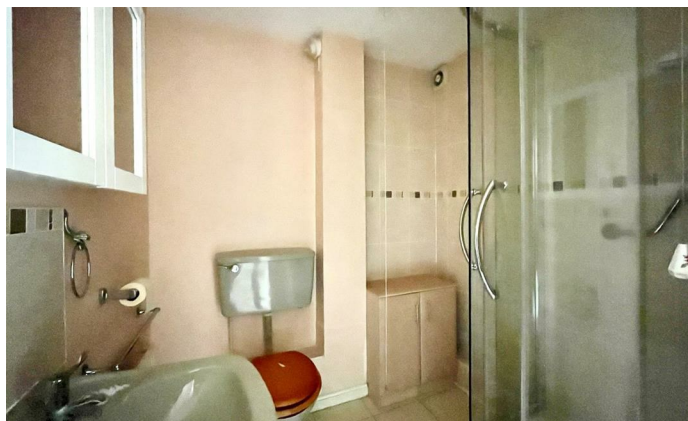
Chain free ground floor leasehold maisonette for the over 55's with lovely communal gardens situated conveniently within the heart of Hucclecote.

Accommodation comprises hallway, lounge with patio doors, fitted kitchen, bedroom one at the rear, bedroom two at the front and a shower room.

Outside there are beautiful well maintained communal gardens.

Hucclecote is a suburb of Gloucester and is located on the periphery of the city, between Barnwood and Brockworth. Hucclecote can trace its history back to 1066, when Hucclecote and Churchdown were distinct manors belonging to St. Oswald's church, Gloucester. Hucclecote is split into two parts; with the dividing line being the M5 Motorway bridge. The part to the west of the bridge, closest to Gloucester, is the larger part, and falls under Gloucester City Council, while to the east of the bridge, the Parish of Hucclecote is part of Tewkesbury Borough Council.

There are three schools in Hucclecote: Hillview primary school and Dinglewell Infants and Juniors. Hucclecote community is centred around many locally owned shops, a community centre and two pubs; The Royal Oak and The Wagon & Horses, first recorded in 1767. The Co-op and Lloyds Pharmacy also have branches in the village.



Partially glazed front doors with leaded light leads into:

#### **ENTRANCE HALLWAY**

Single radiator, panic button.

#### **LOUNGE**

14'5 x 10'8 (4.39m x 3.25m)

Ornamental fireplace surround with an electric coal effect fire, single radiator, coved ceiling, telephone point, tv point, patio doors to rear elevation.

#### **KITCHEN**

8'9 x 5'4 (2.67m x 1.63m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl sink unit with a mixer tap, electric cooker point, single radiator, leaded light window to front elevation overlooking the communal gardens.

#### **BEDROOM 1**

14'5 x 9 maxq (4.39m x 2.74m maxq)

Built in wardrobes, single radiator, cupboard housing the gas fired central heating boiler and hot water cylinder, leaded light window to rear elevation.

#### **BEDROOM 2**

8'5 x 7'8 max (2.57m x 2.34m max)

Built in wardrobe, single radiator, tv point, leaded light window to front elevation overlooking the communal garden.

#### **SHOWER ROOM**

6'1 x 5'9 (1.85m x 1.75m)

Corner shower cubicle and unit, low level w.c., pedestal wash hand basin, single radiator, shaver point, partially tiled walls, tiled floor, extractor fan.

#### **OUTSIDE**

There are lovely well maintained communal gardens which are laid to lawn with flower borders, garden pond, plants, shrubs, bushes and trees.

#### **SERVICES**

Mains water, electricity, gas and drainage.

#### **WATER RATES**

To be advised.

#### **LOCAL AUTHORITY**

Council Tax Band: A  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

#### **TENURE**

Leasehold.

#### **LEASE**

99 Years From 1st November 1985.

#### **MAINTENANCE CHARGES**

To be advised.

#### **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### **DIRECTIONS**

From Walls roundabout take Hucclecote Road towards Hucclecote passing Insley Gardens, Chosen Way and Hillview Road on the left hand side turning right just after Dee and Griffin into Hucclecote Mews where the property can be found.

#### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

