


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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A map showing the location of Hillview Church, marked with a blue water drop icon. The church is situated near Hillview Rd and Larkney Rd. Other nearby roads include Hucclecote Rd and Gilpin Ave. The map also shows a river and a road labeled A417.



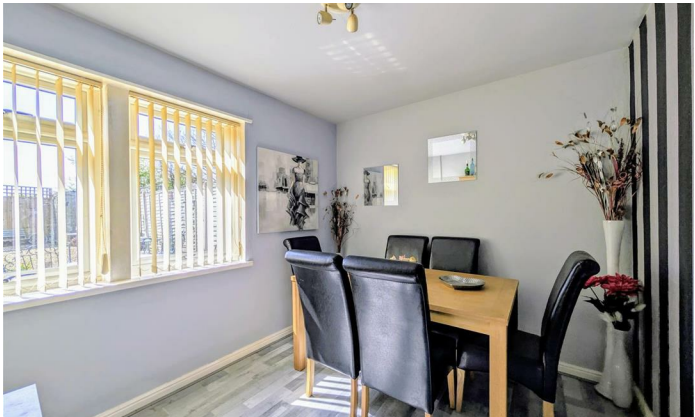
£225,000

CASH BUYERS ONLY Unity construction three bedroom semi detached house with a generous driveway, upvc double glazing, gas fired central heating and a pleasant enclosed low maintenance rear garden situated at the end of a cul-de-sac.

Accommodation comprises hallway, lounge, fitted kitchen with a door onto the patio, dining room, bedroom one, bedroom two, bedroom three, bathroom with a white suite and a separate wc.

Outside of the property you have a driveway with parking for approximately six vehicles, a low maintenance enclosed rear garden with a patio, party room and a utility room/wc

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.



Upvc double glazed side entrance door into:

ENTRANCE PORCH

8'9 x 4' (2.67m x 1.22m)

Tiled floor, cloaks hanging space, upvc double glazed window to front elevation, a further double glazed door leads into:

ENTRANCE HALLWAY

Single radiator, stairs leading off with storage cupboard under.

LOUNGE

12'1 x 12' max (3.68m x 3.66m max)

Single radiator, tv point, upvc double glazed window to front elevation overlooking the cul-de-sac.

KITCHEN

8'8 x 8'5 (2.64m x 2.57m)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer sink unit with a mixer tap, electric cooker point, plumbing for a dishwasher, space for a fridge/freezer, laminate flooring, upvc double glazed window and matching door to rear elevation onto the patio.

DINING ROOM

10'10 x 8'7 (3.30m x 2.62m)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, upvc double glazed window to side elevation.

BEDROOM 1

11'5 x 10'8 (3.48m x 3.25m)

Single radiator, cupboard housing the two year old gas fired combination boiler, upvc double glazed window to front elevation overlooking the cul-de-sac and Chosen Hill.

BEDROOM 2

10'5 x 9'2 (3.18m x 2.79m)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and school playing fields.

BEDROOM 3

8'5 x 8'1 max (2.57m x 2.46m max)

Built in storage cupboard, single radiator, upvc double glazed window to front elevation.

BATHROOM

5'6 x 5'4 (1.68m x 1.63m)

White suite comprising panelled bath with shower unit over, wash hand basin with a mixer tap and cupboard below, partially tiled walls, chrome heated towel rail, upvc double glazed window to rear elevation.

SEPARATE W.C.

5'6 x 25 (1.68m x 7.62m)

Low level w.c., partially tiled walls, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a gravelled driveway providing off road parking for approximately six vehicles.

To the side there is a wooden built gate leading to a paved pathway which leads around to the rear garden which is laid to gravel with a large paved patio, raised wooden deck and a:

UTILITY ROOM

10'1 x 5'1 (3.07m x 1.55m)

Plumbing for automatic washing machine, low level w.c., pedestal wash hand basin with a tiled splashback.

BAR/PARTY ROOM

19'5 x 9'2 (5.92m x 2.79m)

Upvc double glazed window to front elevation, double glazed window to side elevation, power and lighting.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

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

TENURE

Freehold.

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 the Barnwood/Hucclecote Road turn where signposted into Hillview Road and go over the mini roundabout and continue along turning left where signposted into Queens Close where the property can be located.

PROPERTY SURVEYS

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