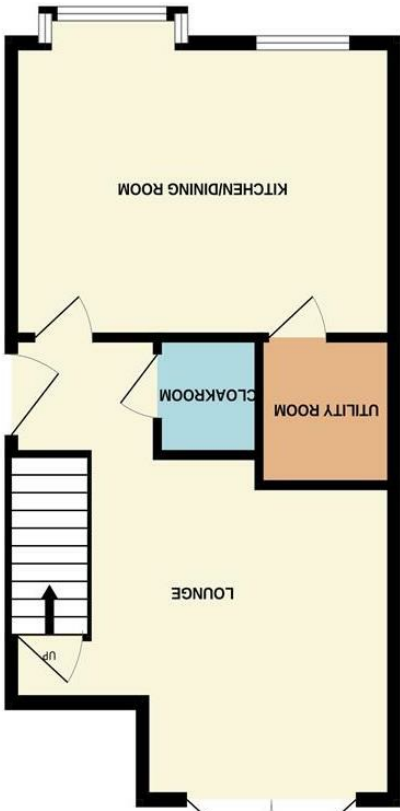
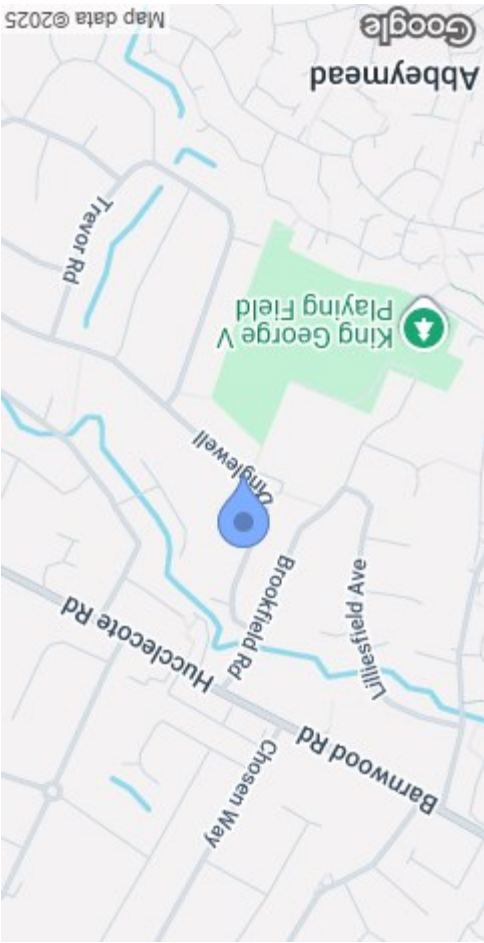


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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		Current	Target
2009/1/EC			
EU Directive			
Energy Rating - 100m ² rating scale			
Very energy efficient - low running costs		A	
Energy efficient - low running costs		B	
Average energy efficiency		C	
Below average energy efficiency		D	
Poor energy efficiency - high running costs		E	
Very poor energy efficiency - high running costs		F	
Minimum energy efficiency		G	
2002/91/EC			
EU Directive			
Energy Rating - 100m ² rating scale			
Very energy efficient - low running costs		A	
Energy efficient - low running costs		B	
Average energy efficiency		C	
Below average energy efficiency		D	
Poor energy efficiency - high running costs		E	
Very poor energy efficiency - high running costs		F	
Minimum energy efficiency		G	



14A Dinglewell
Hucclecote, Gloucester GL3 3HR

£425,000

A beautifully presented individual three bedroom detached family home built in 1993 having a lovely private mature rear garden measuring in excess of 80ft

The accommodation comprises entrance hall, cloakroom, kitchen/dining/family room, utility room and lounge/diner. Whilst to the first floor two double bedrooms, single bedroom and a modern bathroom.

The property has been sympathetically improved by the current owners to include new upvc windows and doors, re-fitted kitchen, utility room, bathroom and cloakroom. Installed a woodburner to the lounge/diner and a new boiler and heating system. It now also enjoys French doors and a sun deck to the second bedroom.

Additional benefits include a brick built workshop with power and lighting and off road parking for two vehicles.

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. 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 and Lloyds Pharmacy also have branches in the village.



Composite glazed front door leads into:

ENTRANCE HALL
Various doors leading off, stairs to the first floor landing, opening into:

LOUNGE/DINER
18'2" x 17'0" (5.54m x 5.2m)
Wood burner with a solid beam and tiled hearth, power points, two radiators, laminate flooring, upvc double glazed French doors onto the private rear garden.

CLOAKROOM
Modern white suite with a close coupled w.c., wall mounted wash hand basin, tiled splashbacks.

KITCHEN/DINER/FAMILY ROOM
16'8" x 11'6" (5.1m x 3.53m)
Newly fitted Howdens light grey kitchen comprising of a range of base, drawer and wall mounted units, worksurface, four ring AEG gas hob with electric ovens and extractor hood above, integral fridge, integral dishwasher, glass display cabinets, breakfast bar, sink and drainer unit with a mixer tap, kick board heater, modern wall mounted radiator, two upvc double glazed windows to front aspect, door into:

UTILITY ROOM
Housing the gas fired Baxi boiler supplying the domestic hot water and central heating, worktop, space and plumbing for automatic washing machine, space for tumble dryer, space for larder style fridge/freezer, power and lighting.

From the entrance hall stairs lead to the first floor.

LANDING
Various doors leading off, access into the roof space, storage cupboard with a hanging rail and shelving, upvc double glazed window to side aspect.

BEDROOM 1
15'1" x 10'8" (4.6m x 3.26m)
A range of built in furniture and a dressing table, radiator, power points, two upvc double glazed windows to front aspect.

BEDROOM 2
9'8" x 9'3" (2.96m x 2.82m)
Power points, upvc double glazed French doors onto a sun deck enjoying privacy and overlooking the gardens.

BEDROOM 3
9'9" x 7'10" (2.98m x 2.41m)
Overstairs storage cupboard, radiator, upvc double glazed window to rear aspect.

BATHROOM
White bathroom comprising of a "p" shaped bath with shower over, modern pedestal wash hand basin with vanity unit below, close coupled w.c., part tiled walls, upvc double glazed opaque window to side aspect.

OUTSIDE
To the front there is a hardstanding providing off road parking for two vehicles, a brick built workshop with power and lighting.

There is side access leading to the private mature rear garden measuring in excess of 80ft in length and is primarily laid to lawn with a decked area, mature trees, shrubs, bushes, feature pond, summerhouse and three timber store sheds.

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: D
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
Proceed along Barnwood Road entering into Hucclecote then take Brookfield Road then the first left into Dinglewell and proceed along here passing the school where the property can be found on the left hand side.

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

