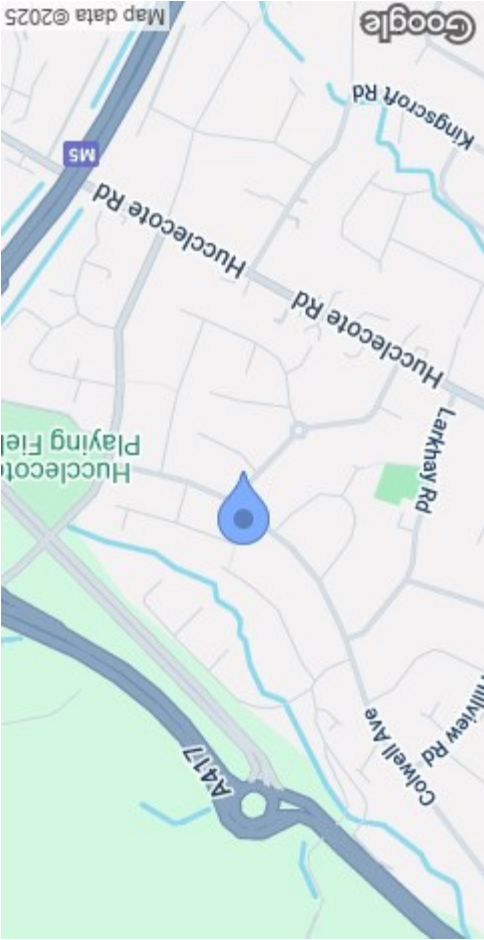


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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 ₂) Rating	
Current	Future	Current	Future
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Minimum energy efficient - lower energy code		Minimum energy efficient - lower energy code	
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error or 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 quality or efficiency can be given.



36 Conway Road
Hucclecote, Gloucester GL3 3PN

£285,000

An extended two bedroom semi detached bungalow situated in this desirable location on a corner plot and is offered with no onward chain.

The accommodation comprises entrance hall, lounge, conservatory, study/dining area, kitchen/breakfast room, two bedrooms and shower room.

Benefits include upvc double glazing, gas fired central heating, enclosed side garden and a detached garage.

Hucclecote is a suburb of Gloucester and is located on the periphery of the city, between Barnwood and Brockworth. 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.



Composite door with glass inserts leads into:

ENTRANCE HALL

Various doors leading off, cupboard housing the electric meter, airing cupboard housing the gas combination boiler and slatted shelving, laminate wood flooring, access into the roof space.

LOUNGE

16'10" x 8'2" (5.14m x 2.50m)

Fitted cupboards and shelving to either sides of the fireplace with a hearth housing an electric fire, radiator, power points, upvc double glazed window to side aspect, opening through to:

STUDY/DINING AREA

8'11" x 6'11" (2.74m x 2.13m)

Radiator, power points, upvc double glazed window to side aspect.

CONSERVATORY

7'8" x 7'6" (2.36m x 2.30m)

Via aluminium patio doors from the lounge. Dwarf wall and upvc construction with a polycarbonate roof, radiator, power points, tiled floor, door leading onto the rear aspect.

KITCHEN/BREAKFAST ROOM

16'6" x 9'10" (5.05m x 3.01m)

A modern Shaker style kitchen comprising a range of base, drawer and wall mounted units, roll edge worksurface, stainless steel sink and drainer unit with a mixer tap, tiled splashbacks, double electric oven, gas hob and extractor hood, space for fridge, space and plumbing for automatic washing machine, laminate wood flooring, upvc double glazed window to side aspect, upvc double glazed door onto the side gardens.

BEDROOM 1

10'11" x 10'7" (3.35m x 3.24m)

Mirror fronted fitted wardrobes, radiator, power points, upvc double glazed bay window to front aspect.

BEDROOM 2

8'10" x 7'4" (2.71m x 2.24m)

A range of built in cupboards, glass display cabinet, radiator, power point, upvc double glazed window to front aspect.

SHOWER ROOM

Modern suite comprising close coupled w.c., walk in shower cubicle with an electric shower, wash hand basin with a vanity unit below, mirror fronted wall mounted medicine cabinet, chrome heated towel rail, tiled flooring, upvc double glazed opaque window to side aspect.

OUTSIDE

To the front of the property is a paved and low maintenance garden enclosed by brick walling with a pedestrian gateway.

There is a gate giving access to the side gardens having a patio area, borders with mature shrubs, bushes and trees. There is also an outside shed/workshop having a window and a pedestrian door. A further gated access to the rear where there is a:

DETACHED GARAGE

Via up and over door to front elevation, personal access door, 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: C
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 Barnwood Road on entering Hucclecote turn left into Notley Place, follow the road going straight over the roundabout into Conway Road where the property can be found on the right 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).