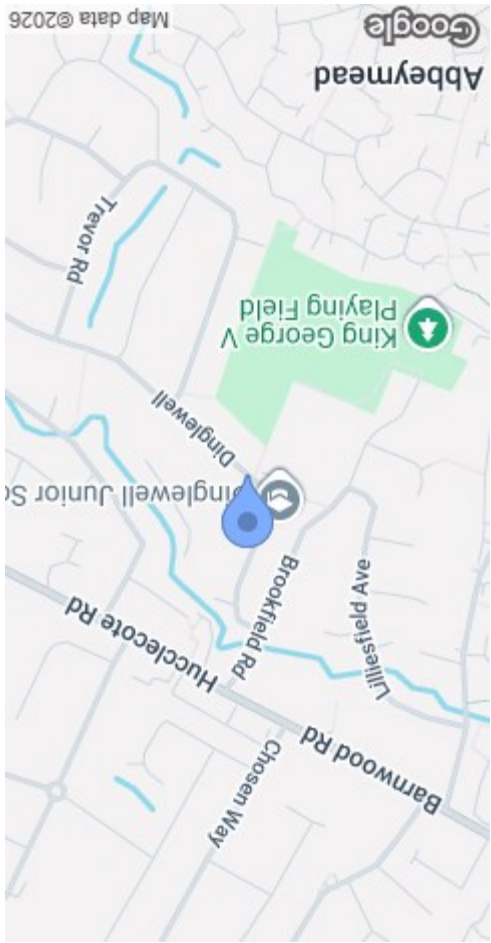


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£385,000

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.

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.

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).