



Ash Lane, Down Hatherley, Gloucester

Auction Guide Price £800,000

**Sunnylea, Ash Lane, Down Hatherley,  
Gloucester, Gloucestershire, GL2 9PS**

## **Auction Guide Price £800,000**

Council Tax Band E



**6 Bedrooms**



**5 Bathrooms**



**2 Receptions**

### **Features**

\*Detached House \* Six Bedrooms & Four En-Suites

\*17' Entrance Porch, 24' Lounge & 21' Kitchen Diner \*Major Building Works/Renovation Carried out by Current Seller

\*Being sold via Secure Sale online bidding \* Downstairs Bathroom

\*MUST BE VIEWED! \* Energy Rating TBC

\*Off Road Parking for Multiple Vehicles and Detached Garage \*

### **Michael Tuck Estate and Letting Agents**

1 School Lane Quedgeley Gloucester Gloucestershire GL2 4PJ

01452 543200

estates.quedgeley@michaeltuck.co.uk

### **The Property**

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Starting Bid of £800,000 Michael Tuck Estate Agents are delighted to bring to the market a SIX Bedroom Detached House located at the end of Ash Lane in Down Hatherley. which has undergone EXTENSIVE works by the seller to convert the previous property from a Bungalow to an an Executive Family Home.

The Ground Floor comprises of c.17' Entrance Porch, 24' Lounge, 21' Kitchen Diner, Shower Room and Two DOUBLE Bedrooms, whilst the First Floor comprises of Four DOUBLE Bedrooms ALL with En-Suites and Recessed Storage Space.

The Master Suite also benefits from a Staircase leading to a further Attic Room.

Externally are gardens to front and rear with off road parking for several vehicles as well as a DETACHED Garage Balconies to front and rear (not complete)

As part of the conversion the Seller has highlighted the following features/specifications of works carried out:

Welsh Slate roof to house and garage, 8 kW 3 phase solar panel system with batteries (which currently returns £150 a month profit), New wiring throughout, Velux windows all electric with electric blinds, Built-in rain detectors, All upstairs windows and doors with built-in blinds, Brand-new heating system With two 450 litre water tanks pump fed instant hot water, New pipework throughout and First Floor Balconies to front and rear (not complete)

As can be seen the property has not been completely finished by the owner and will be Sold as Seen so highly recommend an internal viewing prior to Auction Call 01452 543200 To View!

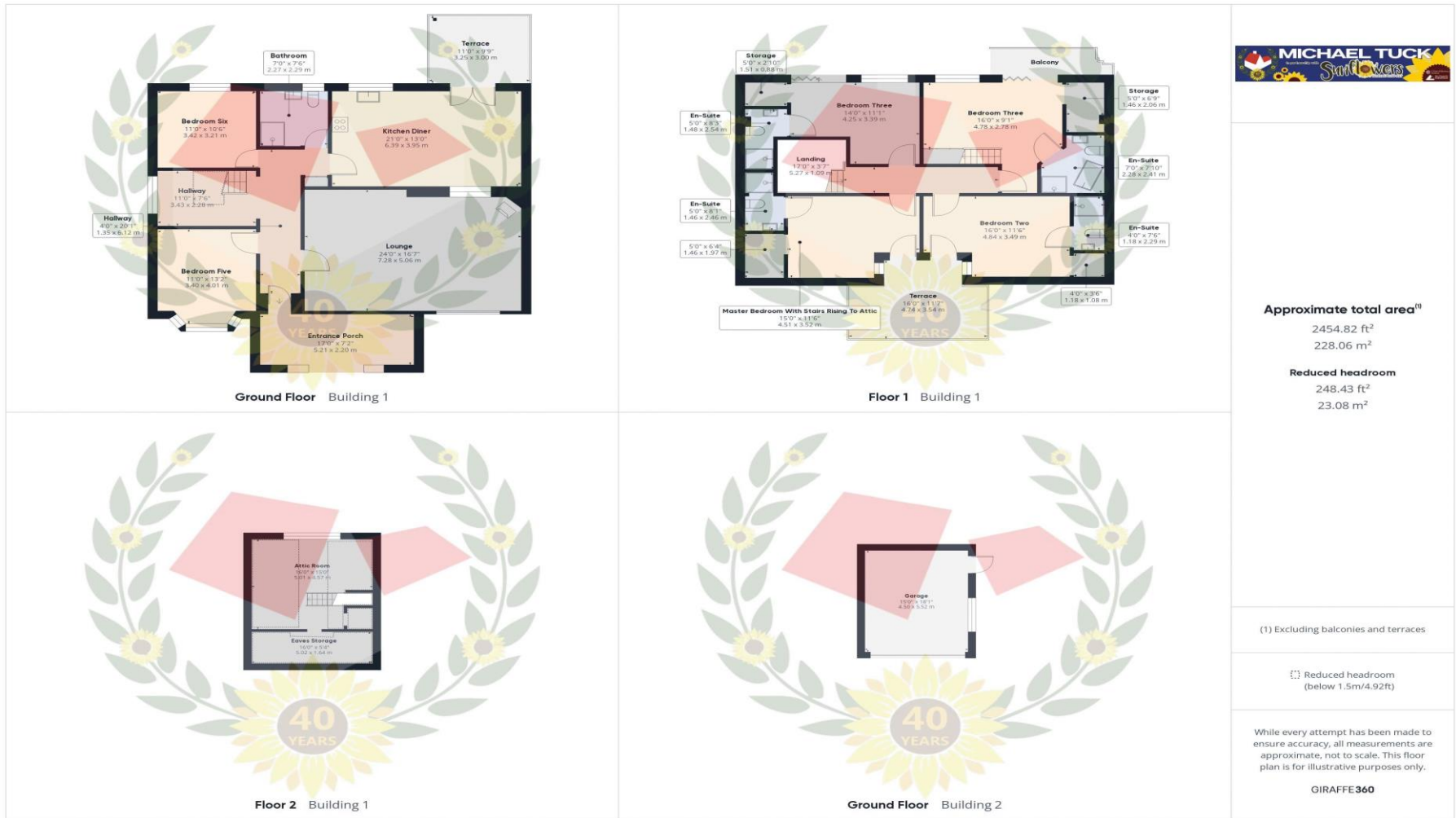












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