



59 Sussex Gardens, Hucclecote, Gloucester, GL3 3SP

£400,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Nestled in the charming area of Sussex Gardens, Hucclecote, this delightful three-bedroom detached chalet-style home offers a perfect blend of comfort and modern living whilst boasting a generous corner plot.

The property boasts an inviting open-plan living and dining room, ideal for both relaxation and entertaining. The contemporary kitchen is well-equipped, making it a joy for any home cook. The impressive extension to the rear provides a relaxing space overlooking the rear garden. Further more, on the ground floor, you will find a spacious double bedroom, providing convenient living for those who prefer to avoid stairs, as well as a downstairs shower room.

Ascend to the first floor, where two further sizeable bedrooms await, each offering ample space and natural light, and another modern shower room. The layout of this home is thoughtfully designed to cater to families or those seeking extra room for guests.

In addition to its appealing interior, the property features two separate driveways, providing off-road parking for up to five vehicles, along with a garage for additional storage or parking needs.

This property is not just a house; it is a welcoming home that offers both space and functionality in a desirable location!


Agents Note.  
Freehold.  
EPC Rating: TBC  
Tewkesbury Borough Council Band: D  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

Flood Risk:  
Rivers & Seas: Very low  
Surface Water: Very low

Broadband:  
Standard 12 mbps  
Ultrafast 1000 mbps

- Three Bedroom Detached Chalet Style Home
- Positioned On A Generous Corner Plot
- Open Plan Living-Dining Room
- Extended To The Rear
- Generous Gardens To The Side And Rear
- Two Driveways And Garage
- EPC Rating: TBC
- Council Tax Band: D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1296 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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