Murdock & Wasley
ESTATE AGENTS



10 Cadbury Close

Hucclecote, Gloucester, GL3 3UJ

£280,000

3 | 1 | 1 | C

Murdock & Wasley Estate Agents are pleased to introduce this well-presented three bedroom semi-detached home, tucked away along a quiet no-through road on a popular residential estate in Hucclecote.

Offered with no onward chain, it presents an excellent opportunity for first-time buyers, growing families and investors. Local amenities are close by, with excellent transport links to Gloucester, Cheltenham and the wider motorway network.

The accommodation comprises an entrance hall, downstairs WC and a bright open-plan kitchen/lounge/diner. Upstairs are two double bedrooms, a single bedroom and a family bathroom.

Outside, an enclosed rear garden provides space for relaxing and entertaining, while the front offers off-road parking and a useful carport.







Entrance Hall
Accessed via door, radiator, inset ceiling spotlights. Doors lead off:

Cloakroom
Low level wc, vanity wash hand basin with mixer tap over and storage below, front aspect timber-framed double glazed window.

Open Plan Kitchen/Diner/Living Area
Range of base, drawer and wall mounted units, roll edge worksurfaces, single sink unit with mixer tap over. Appliance points, power points, cooker, four ring gas hob with extractor hood over, space for fridge/freezer and washing machine. Worcester boiler, partly tiled walls, radiator, stairs to first floor landing, door to understairs cupboard, inset ceiling spotlights, front and rear aspect timber-framed double glazed window and rear aspect sliding door leading to the garden.

Landing
Access to loft space, door to airing cupboard. Doors lead off:

Bedroom One
Power points, radiator, fitted wardrobes, rear aspect timber-framed double glazed window.

Bedroom Two
Power points, radiator, front aspect timber-framed double glazed window

Bedroom Three
Power points, radiator, rear aspect timber-framed double glazed window.

Bathroom
Suite comprising panelled bath with shower off the mains over, low level wc, wash hand basin with mixer tap over. Partly tiled walls, heated towel rail, front aspect timber-framed double glazed window.

Outside
To the front, mature hedging borders the garden, with a paved pathway leading to the covered entrance. A tarmac driveway extends along the side beneath a carport, providing off-road parking and gated access to the rear garden.

The enclosed rear garden features a generous paved patio, ideal for outdoor dining, leading onto a lawn with mature trees and planted borders. Wooden fencing surrounds the garden, while a metal shed provides useful storage.

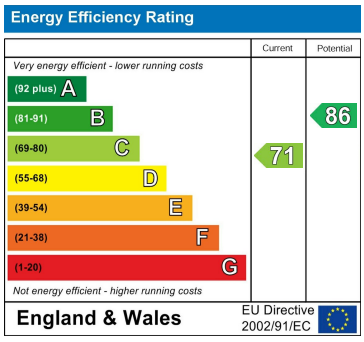
Tenure
Freehold.

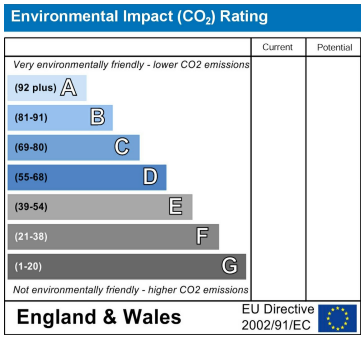
Services
Mains water, drainage, gas and electricity.

Local Authority
Tewkesbury Borough Council.
Council Tax Band: C

Awaiting Vendor Approval
These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLOUCESTER **01452 682952** **WWW.MWEA.CO.UK**

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

rightmove The Property Ombudsman