



103 Pinemount Road

Hucclecote, Gloucester, GL3 3EJ

£180,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this two-bedroom first-floor maisonette, tucked away in a quiet cul-de-sac in the popular suburb of Hucclecote.

This well-maintained property offers an excellent opportunity for buyers to create a home tailored to their own tastes. The accommodation comprises a fitted kitchen, a comfortable living room, two well-proportioned bedrooms, and a family bathroom. Outside, the property benefits from a low-maintenance private garden, providing an ideal space to relax and enjoy outdoor living.

Conveniently located close to a range of local amenities, well-regarded schools and excellent transport links, the property also benefits from its long lease, offering peace of mind and making it an excellent opportunity for first-time buyers, downsizers, or investors.



Entrance Hall

Accessed via upvc double glazed door, stairs to first floor landing.

Landing

Telephone point, power points, radiator, storage cupboard, access to loft space. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, space for cooker, washing machine and fridge. Partly tiled walls, pantry, rear aspect upvc double glazed window.

Living Room

Tv point, power points, radiator, front aspect upvc double glazed window.

Bedroom One

Power points, radiator, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with electric shower

over, low level wc, pedestal wash hand basin, radiator, partly tiled walls, side aspect upvc double glazed window.

Outside

To the side of the property is an enclosed garden featuring a raised timber deck with a picnic table, providing an ideal space for outdoor dining and entertaining. The garden is mainly laid to lawn with a paved pathway leading to a timber storage shed at the rear. Mature trees create a pleasant green backdrop and offer a good degree of privacy.

Tenure & Charges

Leasehold - 999 years from 25 December 1961

£5.00 per annum - paid to Cotton Chartered Surveyors)

Services

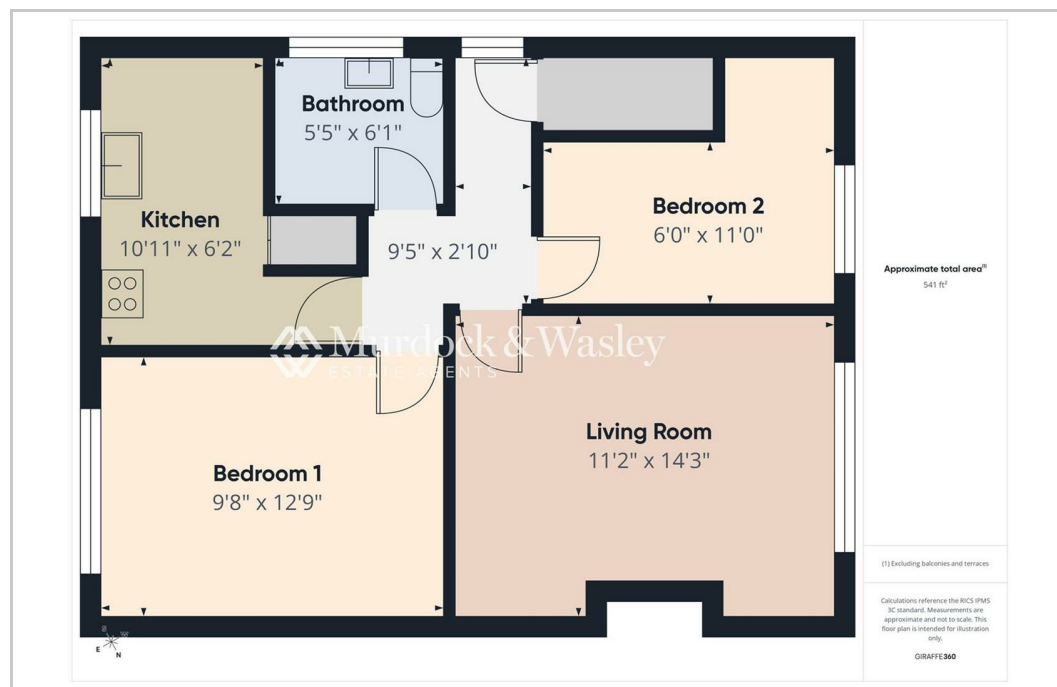
Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax Band: A

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.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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

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