



Flat 33, Hucclecote Mews, 78 Hucclecote Road  
£120,000

**Farr & Farr** Sales & Lettings

# Flat 33

## Hucclecote Mews, Gloucester

Located within the popular Hucclecote Mews retirement development, this one bedroom apartment, situated in the main Grade 2 listed building, is very well presented having been modernised and well maintained by the current owner.

Accessed via a communal hallway, the property sits on the first floor. An entrance hall leads through to the spacious living room with large sash windows allowing plenty of natural light and air into the property.

Adjacent to the living room is the kitchen which has a range of units and a recently fitted combi boiler.

A double bedroom benefits from fitted cupboards while the modern bathroom has recently been refurbished. Two large cupboards off the entrance hall provide vital storage.

Communal gardens are immaculately maintained and provide very pleasant areas with mature planting and a pond.

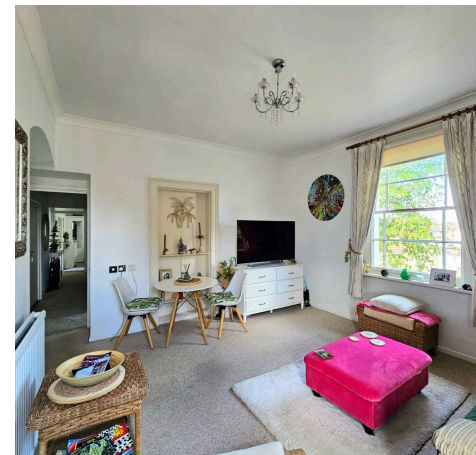
Hucclecote Mews is a very appealing development due to its proximity to a large range of local shop, amenities and local bus routes.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





#### Entrance Hall

3' 5" x 18' 1" (1.05m x 5.52m)

Entrance Hall leading to all rooms. Carpet. Radiator. Large cupboard.

#### Living Room

14' 1" x 13' 11" (4.28m x 4.24m)

A very attractive living room with two large sash windows. Carpet. Radiator. Large cupboard.

#### Kitchen

5' 7" x 12' 8" (1.70m x 3.85m)

Large sash window to front. Range of wall, base and drawer units. Laminate worktop. Stainless steel sink with draining board and mixer tap. Cooker. Part tiled walls. Radiator. Vinyl flooring. Gas combi boiler.

#### Bathroom

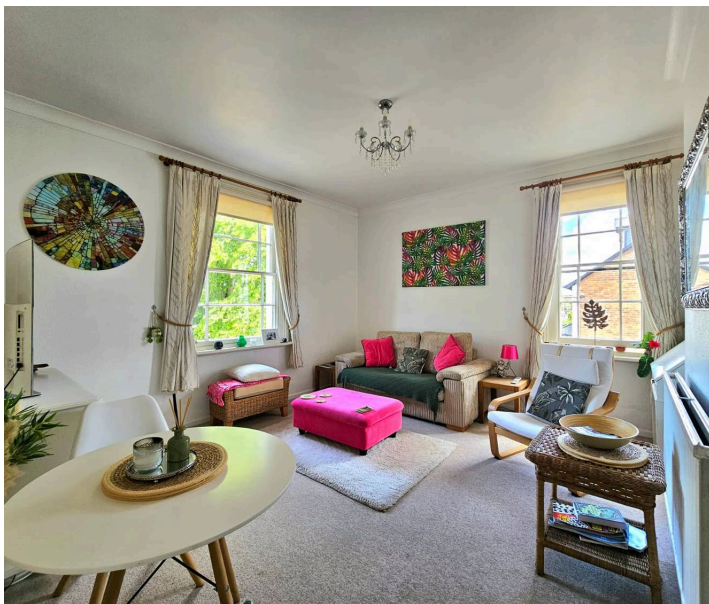
5' 11" x 6' 1" (1.80m x 1.86m)

Sash window with frosted glazing to front. WC. Basin. New combi shower and fittings. Radiator. Vinyl flooring.

#### Bedroom

9' 9" x 12' 2" (2.97m x 3.70m)

Large sash window to front. Laminate flooring. Radiator. Fitted cupboards.



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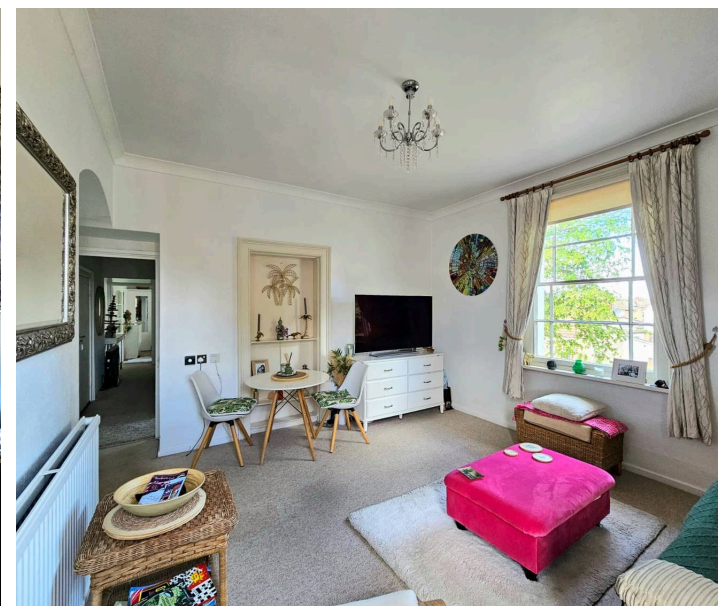
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## COMMUNAL GARDEN

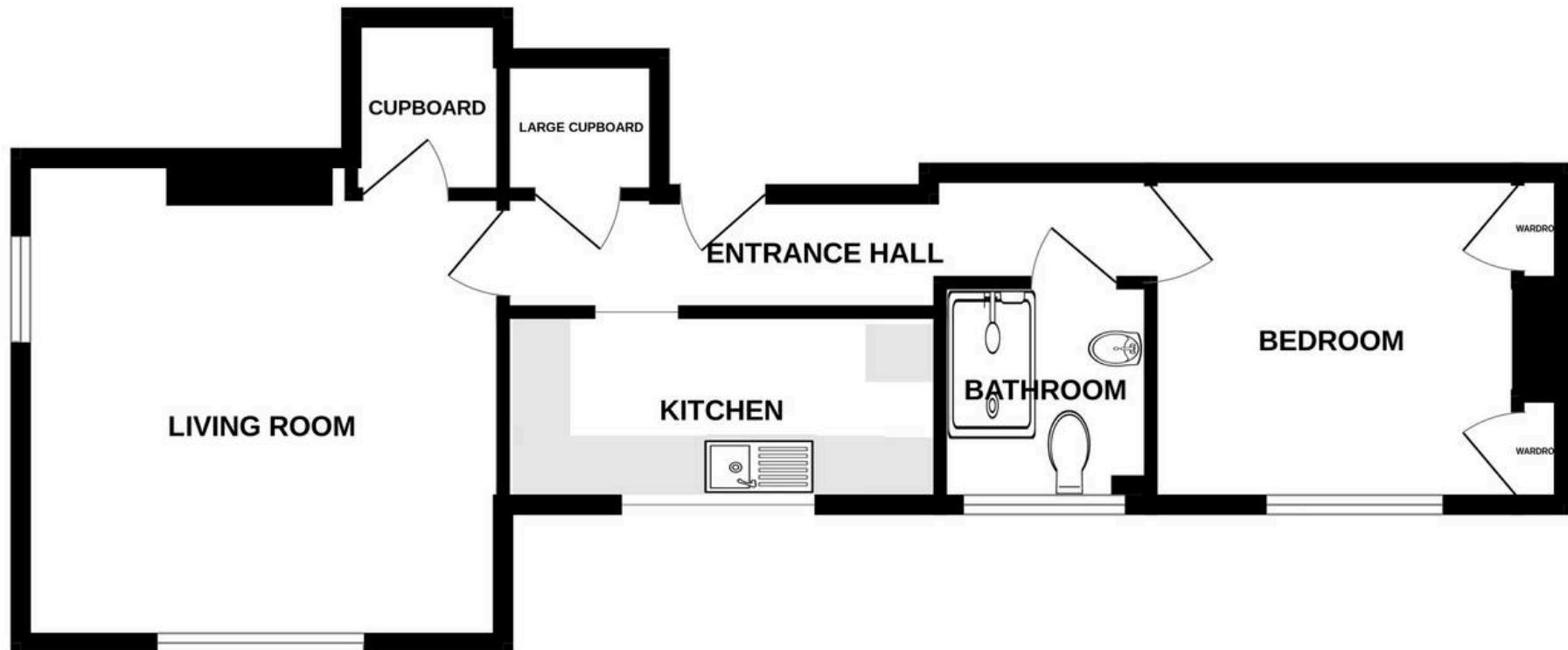
Very attractive communal gardens with numerous planted areas, pond and benches.

## OFF STREET





GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 510 sq.ft. (47.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Farr and Farr Hucclecote

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