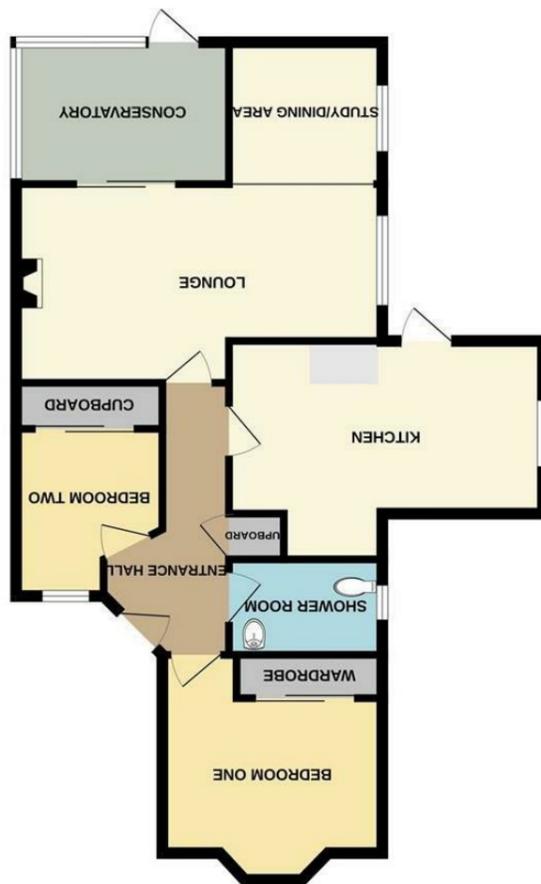
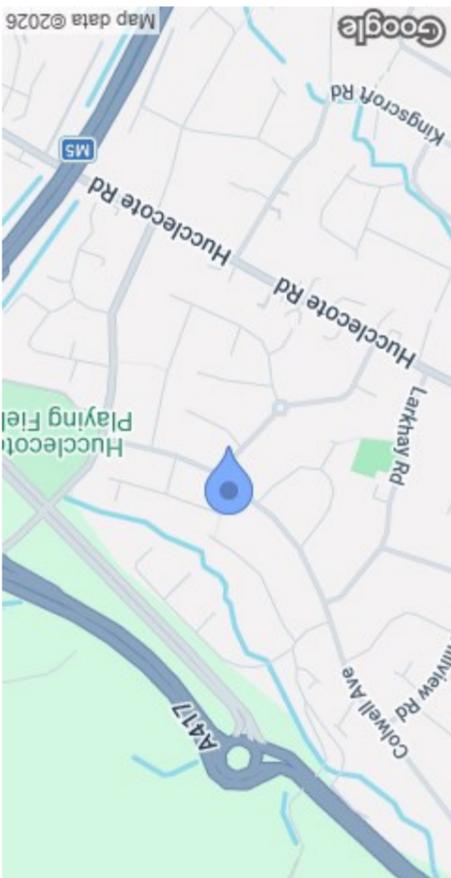




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors and any other areas are approximate and no responsibility is taken for any error or omission of detail. Rooms and any other areas are approximate 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 operation or efficacy can be given.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A: 93-100 kWh/m <sup>2</sup> (low energy)   B: 81-92   C: 69-80   D: 55-68   E: 41-54   F: 27-40   G: 1-26	 A: 10-35 g/kWh   B: 36-45   C: 46-55   D: 56-65   E: 66-75   F: 76-85   G: 86-100



36 Conway Road  
 Hucclecote, Gloucester GL3 3PN

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£265,000**

Extended two bedroom semi detached bungalow situated in this desirable location on a corner plot and is offered with no onward chain.

The accommodation comprises entrance hall, lounge, conservatory, study/dining area, kitchen/breakfast room, two bedrooms and shower room.

Benefits include upvc double glazing, gas fired central heating, enclosed side garden and a detached garage.

Hucclecote is a suburb of Gloucester and is located on the periphery of the city, between Barnwood and Brockworth.

Hucclecote is split into two parts; with the dividing line being the M5 Motorway bridge. The part to the west of the bridge, closest to Gloucester, is the larger part, and falls under Gloucester City Council, while to the east of the bridge, the Parish of Hucclecote is part of Tewkesbury Borough Council.

There are three schools in Hucclecote: Hillview primary school and Dinglewell Infants and Juniors. Hucclecote community is centred around many locally owned shops, a community centre and two pubs; The Royal Oak and The Wagon & Horses, first recorded in 1767. The Co-op and Lloyds Pharmacy also have branches in the village.



Composite door with glass inserts leads into:

#### **ENTRANCE HALL**

Various doors leading off, cupboard housing the electric meter, airing cupboard housing the gas combination boiler and slatted shelving, laminate wood flooring, access into the roof space.

#### **LOUNGE**

16'10" x 8'2" (5.14m x 2.50m)

Fitted cupboards and shelving, radiator, power points, upvc double glazed window to side aspect, opening through to:

#### **STUDY/DINING AREA**

8'11" x 6'11" (2.74m x 2.13m)

Radiator, power points, upvc double glazed window to side aspect.

#### **CONSERVATORY**

7'8" x 7'6" (2.36m x 2.30m)

Via aluminium patio doors from the lounge. Dwarf wall and upvc construction with a polycarbonate roof, radiator, power points, tiled floor, door leading onto the rear aspect.

#### **KITCHEN/BREAKFAST ROOM**

16'6" x 9'10" (5.05m x 3.01m)

A modern Shaker style kitchen comprising a range of base, drawer and wall mounted units, roll edge work surface, stainless steel sink and drainer unit with a mixer tap, tiled splashbacks, double electric oven, gas hob and extractor hood, space for fridge, space and plumbing for automatic washing machine, laminate wood flooring, upvc double glazed window to side aspect, upvc double glazed door onto the side gardens.

#### **BEDROOM 1**

10'11" x 10'7" (3.35m x 3.24m)

Mirror fronted fitted wardrobes, radiator, power points, upvc double glazed bay window to front aspect.

#### **BEDROOM 2**

8'10" x 7'4" (2.71m x 2.24m)

A range of built in cupboards, glass display cabinet, radiator, power point, upvc double glazed window to front aspect.

#### **SHOWER ROOM**

Modern suite comprising close coupled w.c., walk in shower cubicle with an electric shower, wash hand basin with a vanity unit below, mirror fronted wall mounted medicine cabinet, chrome heated towel rail, tiled flooring, upvc double glazed opaque window to side aspect.

#### **OUTSIDE**

To the front of the property is a paved and low maintenance garden enclosed by brick walling with a pedestrian gateway.

There is a gate giving access to the side gardens having a patio area, borders with mature shrubs, bushes and trees. There is also an outside shed/workshop having a window and a pedestrian door. A further gated access to the rear where there is a:

#### **DETACHED GARAGE**

Via up and over door to front elevation, personal access door, power and lighting.

#### **SERVICES**

Mains water, electricity, gas and drainage.

#### **WATER RATES**

To be advised.

#### **LOCAL AUTHORITY**

Council Tax Band: C  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

#### **TENURE**

Freehold.

#### **MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

#### **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### **DIRECTIONS**

From Barnwood Road on entering Hucclecote turn left into Nottley Place, follow the road going straight over the roundabout into Conway Road where the property can be found on the right hand side.

#### **PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

