



6 Lea Walk

Hucclecote, Gloucester, GL3 3AE

£295,000



We are delighted to welcome to the market this wonderfully presented three-bedroom end terrace home, perfectly suited for first-time buyers and ideally positioned within a highly sought-after location close to excellent local amenities.

The property offers well-maintained and spacious accommodation throughout, comprising an entrance hallway, cloakroom, a modern fitted kitchen/diner, and a comfortable lounge.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a contemporary family bathroom.

Externally, the home benefits from a private enclosed rear garden, ideal for relaxing or entertaining, with direct access to the garage. Further advantages include off-road parking located directly in front of the garage.



Entrance Hallway

Approached via double glazed front door, radiator, doors to cloakroom & lounge.

Cloakroom

Low level wc & pedestal wash hand basin, partly tiled walls, radiator.

Lounge

Upvc double glazed windows to front & two Upvc double glazed windows to side, television point, radiator, power points, laminate flooring, stairs leading to first floor with under stairs storage space. Door through too:

Open Plan Kitchen/Diner

Upvc double glazed windows to side & rear, Upvc double glazed french doors to rear, eye & base level units with roll edge work tops, built in electric oven with induction hob & hood, built in fridge/freezer, space for further appliances, tiled flooring, partly tiled walls.

First Floor Landing

Access to loft via hatch, cupboard housing combination boiler, power points, doors to all rooms.

Bedroom 1

Upvc double glazed windows to both side & rear, radiator, power points, door too:

En-Suite

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, radiator.

Bedroom 2

Upvc double glazed windows to side & front, radiator, power points.

Bedroom 3

Upvc double glazed windows to rear, radiator, power points, built in wardrobe.

Bathroom

Upvc frosted double glazed window to front, low level wc & pedestal wash hand basin, partly tiled walls, towel rail.

Rear Garden

An enclosed area which is partly paved, mainly laid to artificial lawn. Gated side access. Door too:

Garage

Up & over located under a coach house.

Tenure

The House is freehold. The garage will be on a leasehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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