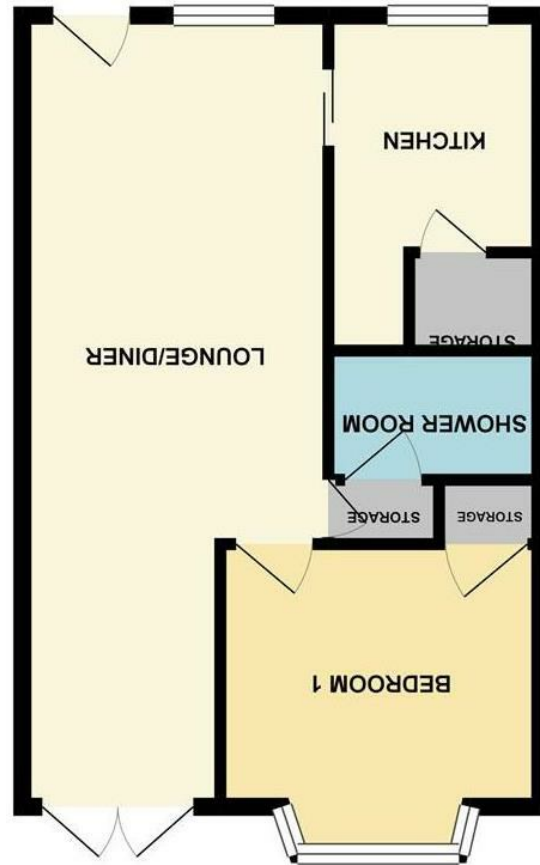


While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such 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.

Made with AutoCAD 2005

A map of the Huclecote area. A blue water drop icon is placed on a road. The road is labeled 'Huclecote' and 'Churchdown Ln'. Other roads visible are 'Huclecote Rd' and 'Delta Way'. A green area is labeled 'Huclecote Playing Field'. The map includes a Google logo and the text 'Map data ©2025'.

**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

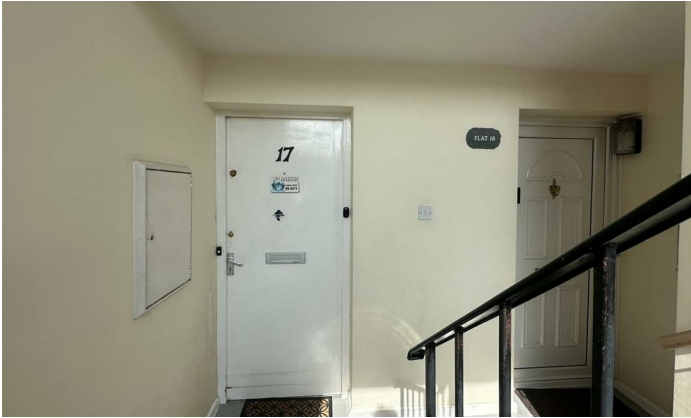


£85,000

A one bedroom leasehold ground floor retirement flat for the over 55's with beautiful communal gardens and offered with no onward chain.

Additional benefits include some upvc double glazing, spacious lounge/diner, fitted kitchen and a double bedroom with a bow window.

Hucclecote is a suburb of Gloucester and is located on the periphery of the city, between Barnwood and Brockworth. Hucclecote can trace its history back to 1066, when Hucclecote and Churchdown were distinct manors belonging to St. Oswald's church, Gloucester. 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.



Upvc part glazed door gives access to a:

**COMMUNAL ENTRANCE HALL**

Stairs give access to the first floor, wooden door gives access to flat 17 into:

**LOUNGE/DINER**

27'5" x 12'11" max (8.37m x 3.94m max )

Upvc double glazed windows with a glazed panel below to front elevation, upvc double glazed French doors overlooking the communal gardens, sliding door gives access to:

**KITCHEN**

7'9" x 6'10" max (2.37m x 2.09m max)

A light wood effect kitchen with a range of drawer, base and wall mounted units, space and plumbing for automatic washing machine, space for larder style fridge/freezer, roll edge worksurface, stainless steel sink and drainer with a mixer tap, tiled splashbacks, wooden door gives access to a pantry, upvc double glazed window to front aspect.

**BEDROOM**

9'11" x 9'10" (3.04m x 3m )

Door gives access to a storage cupboard, upvc double glazed bow window overlooking the communal gardens.

**SHOWER ROOM**

Pedestal wash hand basin with tiled splashback, low level w.c., fully tiled shower cubicle.

**OUTSIDE**

To the front there is a communal garden primarily laid to lawn with a range of shrubs and bushes.

To the rear there is another communal garden with benches and a pathway.

**SERVICES**

Mains water, electricity and drainage.

**WATER RATES**

To be advised.

**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.

**LOCAL AUTHORITY**

Council Tax Band: A  
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

**TENURE**

Leasehold.

**LEASE**

125 Years From 01/01/1974.

**MAINTENANCE CHARGES**

£1020.00 Per Annum.

**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 roundabout head up Barnwood Road going under the M5 bridge taking the second left into Sussex Gardens where the property can be found on the left.

**PROPERTY SURVEYS**

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

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

