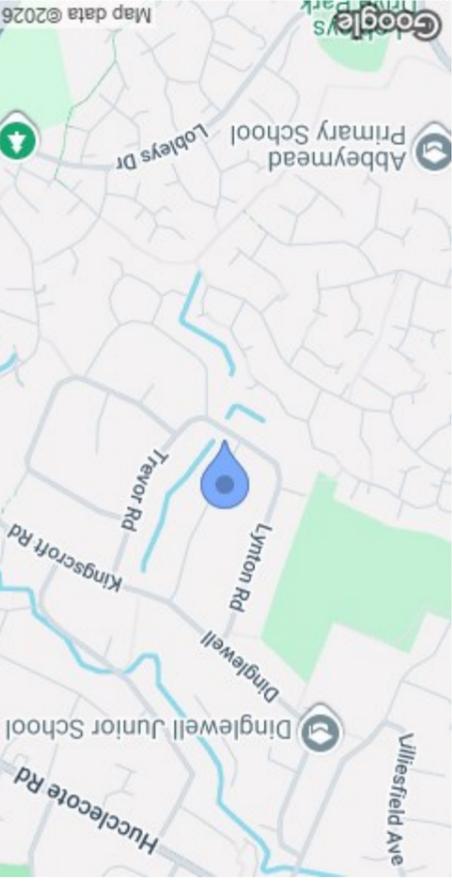




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

These drawings have been made to ensure the accuracy of the footprint contained there. Measurements of doors, windows, stairs and any other items are approximate and are provided to assist the prospective purchaser. The various fixtures and appliances shown have not been tested and no guarantee is made with respect to their condition or efficiency (see EPC).

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating																												
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50 Trevor Road
 Hucclecote, Gloucester GL3 3JN

£250,000

A two bedroom semi detached bungalow having a landscaped private enclosed rear garden, off road parking, a detached garage and is all offered with no onward chain.

The accommodation comprises entrance hall, lounge, kitchen, conservatory, two double bedrooms and a bathroom.

Additional benefits include upvc double glazing, gas fired central heating, in need of some updating yet offering great potential and is situated in a desirable location.

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 opaque glazed door leads into:

ENTRANCE HALL

Various doors leading off, access into roof space which is boarded with a ladder, radiator, cloaks cupboard with double doors, hanging rail and shelving.

LOUNGE

13'6" x 12'7" (4.14m x 3.86m)

Ornate stone fireplace and hearth housing a gas coal effect fire, power points, radiator, upvc double glazed French doors overlooking the private rear garden.

KITCHEN

10'11" x 8'5" (3.35m x 2.57m)

A range of base, drawer and wall mounted units, cast sink and drainer unit, tiled splashback, space for fridge/freezer, space and plumbing for an automatic washing machine, space for cooker, radiator, upvc double glazed window overlooking the private rear garden, part glazed upvc door leads into:

CONSERVATORY

7'9" x 5'1" (2.38m x 1.56m)

Upvc double glazed with opening lights, part glazed upvc door to side aspect.

BEDROOM 1

15'1" x 10'5" (4.62m x 3.18m)

Radiator, power points, upvc double glazed bay window to front aspect.

BEDROOM 2

12'7" x 10'9" (3.85m x 3.30m)

Built in fitted wardrobes, radiator, power points, upvc double glazed window to front aspect.

BATHROOM

White suite comprising wash hand basin with vanity unit below, low level w.c., panelled bath with an electric shower over, tiled splashback radiator, upvc double glazed opaque window to side aspect.

OUTSIDE

To the front there is a tarmac driveway providing off road parking for several vehicles and in turn leads to a:

DETACHED GARAGE

Up and over door to front elevation, power and lighting and a upvc double glazed personal door.

The front garden is low maintenance and has a gravelled area and is enclosed by timber panel fencing and brick walling.

Gated side access leads to the rear garden which again is low maintenance with a patio area, gravelled area and well stocked borders with shrubs, bushes and all is enclosed by a combination of timber panel and close board fencing.

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 Walls roundabout proceed along Barnwood Road which leads into Hucclecote Road and take the fifth turning right into Brookfield Road. Proceed along here and take the first turning left into Dinglewell and then take the third right into Trevor 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).