



Hucclecote



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Zoons Road, Hucclecote, Gloucester, GL3 3NZ

Guide Price £350,000 Freehold

A 3 bedroom detached bungalow, situated on a generous plot in this sought after residential location.

NO ONWARD CHAIN • reception hall • living/dining room • kitchen/breakfast room • 3 bedrooms • bathroom • gas central heating • double glazing • good size garden • parking for several cars

Description

Built in 2019, this detached bungalow offers further potential to extend (with the relevant consents). The very well presented accommodation includes a reception hall, living/dining room with feature wood burner and double doors to the rear garden, kitchen/breakfast room with integrated appliances, 3 good size bedrooms, and a bathroom with shower over the bath. Outside is a generous garden and parking for several cars. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

Further Information:

Local Authority Gloucester City Council. **Tax Band** C. **Electricity** Mains.

Water Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

Purchasers should carry out their own investigations regarding the suitability of these services.

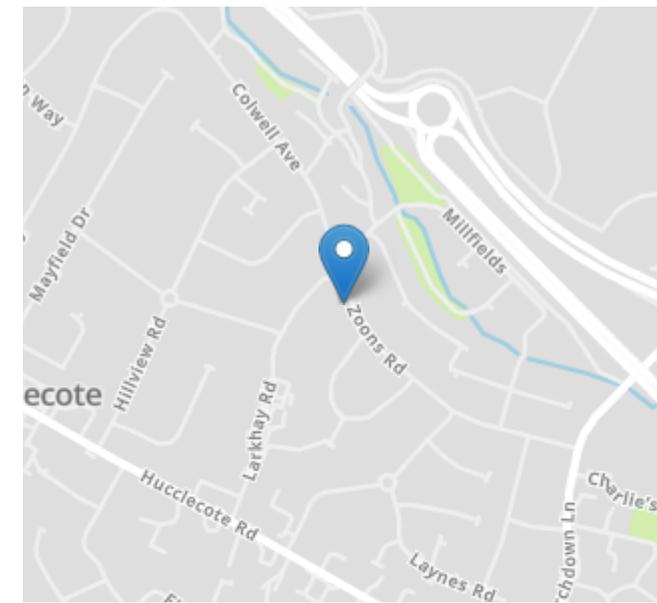
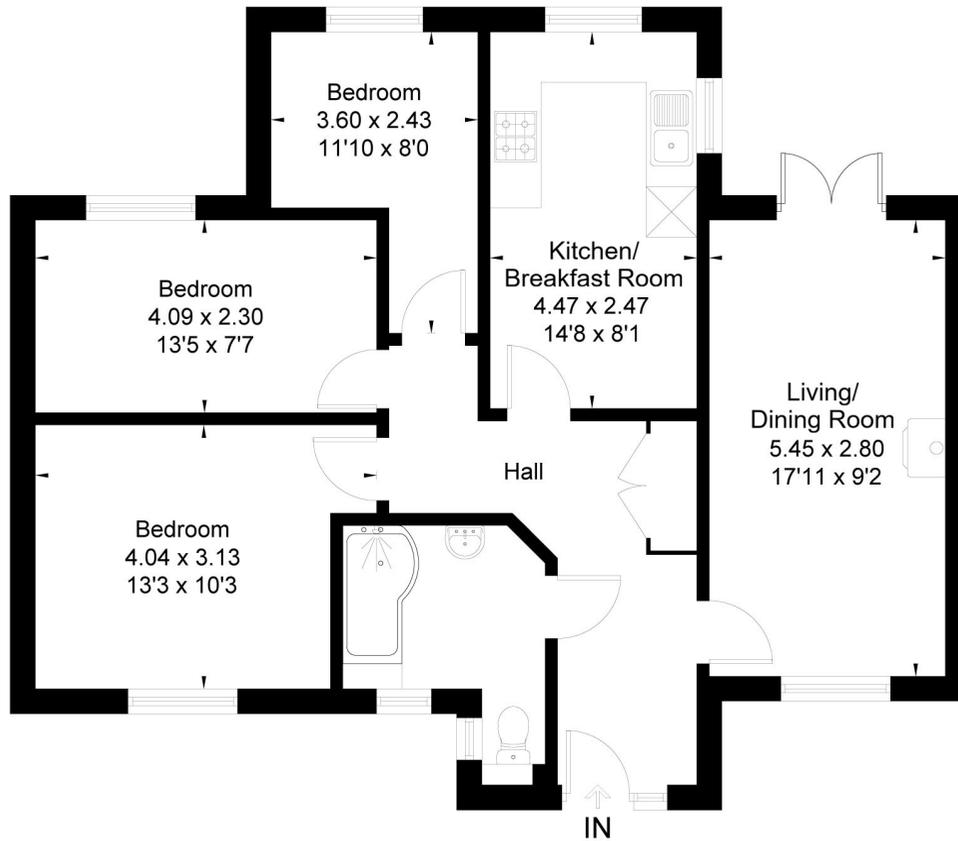




Situation

Hucclecote is a delightful, family orientated area that offers a range of shops, a local pharmacy, a GP surgery, a dentist, and the local school is just a stone's throw away. There is also excellent access to both Cheltenham and Gloucester whilst boasting great rail and road links further afield.

Approximate Floor Area = 74.6 sq m / 803 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com # 104013

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