



17 Stocken Close

Hucclecote, Gloucester, GL3 3UL

Offers in excess of £285,000



Murdock & Wasley Estate Agents are delighted to present this three-bedroom end-of-terrace home, ideally situated in the sought-after area of Hucclecote. Offering spacious and versatile accommodation throughout, this property is well suited to modern family living.

The home benefits from multiple reception rooms, multiple bathrooms, and well-proportioned bedrooms, providing flexibility for a range of buyers. Further advantages include a private rear garden and excellent potential to extend, subject to the necessary planning consents (SSTP).

Conveniently located close to local amenities, well-regarded schools, and transport links, this is a fantastic opportunity to acquire a home in a popular residential location. Early viewing is highly recommended.



Entrance Hall

Accessed via upvc double glazed door, power point, wall mounted radiator, stairs to landing. Doors lead off:

Wash Cloakroom

Suite comprising low level wc, pedestal wash hand basin with taps over, wall mounted radiator, partly tiled walls, tiled flooring, front aspect frosted upvc double glazed window.

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven and grill with four ring gas hob with extractor hood over. Space for tall fridge freezer and washing machine, wall mounted radiator, tiled flooring, partly tiled walls, front aspect upvc double glazed window.

Lounge

Television points, data point, wall mounted radiator, door to under stairs storage, rear aspect window and rear aspect french door leading to the conservatory.

Conservatory

Of brick base, power points, side and rear aspect upvc double glazed windows, rear aspect french door leading to the garden. Door leads off:

Study

Power points, wall mounted radiator, tiled flooring, rear aspect upvc double glazed door and window. Door lead off:

Shower Room

Suite comprising low level wc, pedestal wash hand basin with mixer tap over, step in cubicle with shower over, partly tiled walls, tiled flooring.

Landing

Access to loft via hatch, doors lead off:

Garage

Power points, overhead lighting, hatch to loft storage, front aspect upvc double door leading to the drive.

Bedroom One

Power points, wall mounted radiator, front aspect upvc double glazed window.

Bedroom Two

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bedroom Three

Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, panelled bath with taps and shower over, pedestal wash hand basin with taps over, wall mounted radiator, partly tiled walls, tiled flooring, front aspect upvc double glazed window.

Garden

To the front of the property a driveway laid to tarmac provides off road parking for two vehicles,

To the rear of the property a garden laid to bloc paving is bordered to one side by flower beds whilst enclosed by wooden fencing.

Tenure

Freehold

Services

Mains water, gas, electricity and drainage.

Local Authority

Tewkesbury Borough Council

Tax 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.

Agent Note

We have been advised the property is subject to probate which has not yet been applied for.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	79
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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