Approx Gross Internal Area
75 sq m / 803 sq ft



Ground Floor
Approx 37 sq m / 397 sq ft

First Floor
Approx 38 sq m / 407 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Additional Information



Hucclecote Sales
5 Silverdale Parade, Hillview Road
Hucclecote, GL3 3LA
t: **01452 619777**
e: hucclecote@cjhole.co.uk

www.cjhole.co.uk

C & T Residential trading as CJ Hole for themselves and for the vendors or lessons of this property whose agents they are given notice that:
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(ii) no person in the employment of C & T Residential trading as CJ Hole has any authority to make or give any representation or warranty whatever in relation to this property



Queens Close, Hucclecote, GL3

Asking Price: £160,000 Freehold

Offered to the market with no onward chain is this three bedroom semi detached property. This is an excellent opportunity to acquire a home that you can put your own stamp on as it would benefit from updating throughout. Please note this property is non-standard construction and is for cash buyers only.

This property briefly comprises of an entrance hall, lounge/dining room and kitchen/utility area with single door to rear garden. Whilst upstairs consists of three generous size bedrooms and a family bathroom.
To the outside there is ample off road parking and an enclosed rear garden.

The property additionally benefits from being located on a small no through road, close to various local amenities including Hillview Junior school and excellent road links to Gloucester, Cheltenham and the M5 motorway.

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Freehold

www.cjhole.co.uk

Queens Close, Hucclcote, GL3

Asking Price: £160,000













Entrance Hall Tiled flooring, radiator, stairs to first floor, single glazed wooden front door and glass panelled door to living room

Lounge Radiator, UPVC window to front aspect, feature surround fireplace and opening to dining room

Dining Room Radiator, two UPVC windows to rear aspect and glass panelled wooden door to kitchen

Kitchen A range of eye and base level units with worktops over, 1 1/2 bow sink and drainer, plumbing for washing machine, space for gas cooker, wall mounted gas boiler, UPVC windows to rear aspect and wooden glass panelled door to garden

Landing Fitted carpet, UPVC window to side aspect and stairs to ground floor

Main Bedroom Fitted carpet, airing cupboard, radiator and UPVC window to front aspect

Bedroom Two Fitted carpet, radiator and UPVC window to rear aspect

Bedroom Three Radiator and UPVC window to front aspect

Bathroom Three piece suite consisting of: bath with shower over, pedestal hand wash basin and low-level WC. UPVC window to side and rear aspect, heated towel rail and laminate flooring

Rear Garden Enclosed by fencing, concrete hard standing area, lawned area, concrete pathway leading to an outside brick built storage cupboard, gated side access and single door to kitchen

Front Garden Open plan front garden, graveled area and tarmac driveway

Material Information Please use the QR code to open the material information

Council Tax Band A

Referral We always refer sellers to Montpellier Legal, Harvey Baker solicitors or RedKite Law solicitors and The Mortgage Brain. It is your decision whether you choose to deal with Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain. Should you decide to use Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain you should know that we would receive a referral fee of £100 from them for recommending you to them.
We are required by law to conduct anti-money laundering checks on all those selling or buying a property, the initial checks are carried out on our behalf by Lifetime Legal. This costs £55 (incl. VAT) which is paid directly to Lifetime Legal and is non-refundable.

Material Information