



15 Stanbury Mews, Hucclecote GL3 3UG
Offers In The Region Of £279,000



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• Cul de sac location • Close to local amenities and transport links • Two off road parking spaces • South facing garden • Complete chain • Useful downstairs WC • Light and airy conservatory • Dedicated study • Tewkesbury Borough Council Tax Band C - £1,965.40 per annum 2025/26. • EPC rating - C70

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Offers In The Region Of £279,000

Entrance Hall

Radiator, stairs to the first floor, and access to all ground floor accommodation.

Cloakroom

Double-glazed obscure window to the front elevation, WC, wash hand basin, radiator.

Kitchen

Double-glazed window to the front elevation, a range of matching wall and base units with worktops over, inset 1 bowl stainless steel sink, space for a washing machine and dishwasher, space for an undercounter fridge,

Living/Dining Room

Radiator, double-glazed sliding door to the rear leading into the conservatory.

Conservatory

Currently being subdivided to create a study area and storage space. French doors to the rear leading out into the garden, storage cupboard, and a door to;

On the first floor

Landing

Doors to all bedrooms and bathroom.

Bedroom One

Double-glazed window to the rear elevation, built-in wardrobe, radiator.

Bedroom Two

Double-glazed window to the front elevation, radiator.

Bedroom Three

Double-glazed window to the rear elevation, radiator.

Bathroom

Double-glazed obscure window to the front elevation, bath, WC, wash hand basin, heated towel rail.

Outside

To the front of the property, there is a pathway leading to the front door. There is a driveway to the side of the property providing tandem off-road parking for two cars and gated access to the rear garden. To the rear of the property, there is an enclosed and low-maintenance rear garden.

Location

Stanbury Mews is located within the popular area of Hucclecote. With various local amenities nearby including the local junior schools Hillview and Dinglewell as well as access to several secondary and grammar schools located within the City. A short distance away is access to the M5 providing ideal links to Birmingham and Bristol whilst a direct line to London Paddington can be located at Gloucester Station. Whilst the immediate locality offers various walks and open spaces within arguably one of Gloucester's most desirable established residential areas. Access to the Countryside is a short walk or cycle ride away as well as a children's play area, Hucclecote Green, and meadows within close proximity.

Material Information

Tenure: Freehold

Council Tax Band C

Tewkesbury Borough Council: £1,965.40 per annum 2025/26.

Electricity supply: Mains

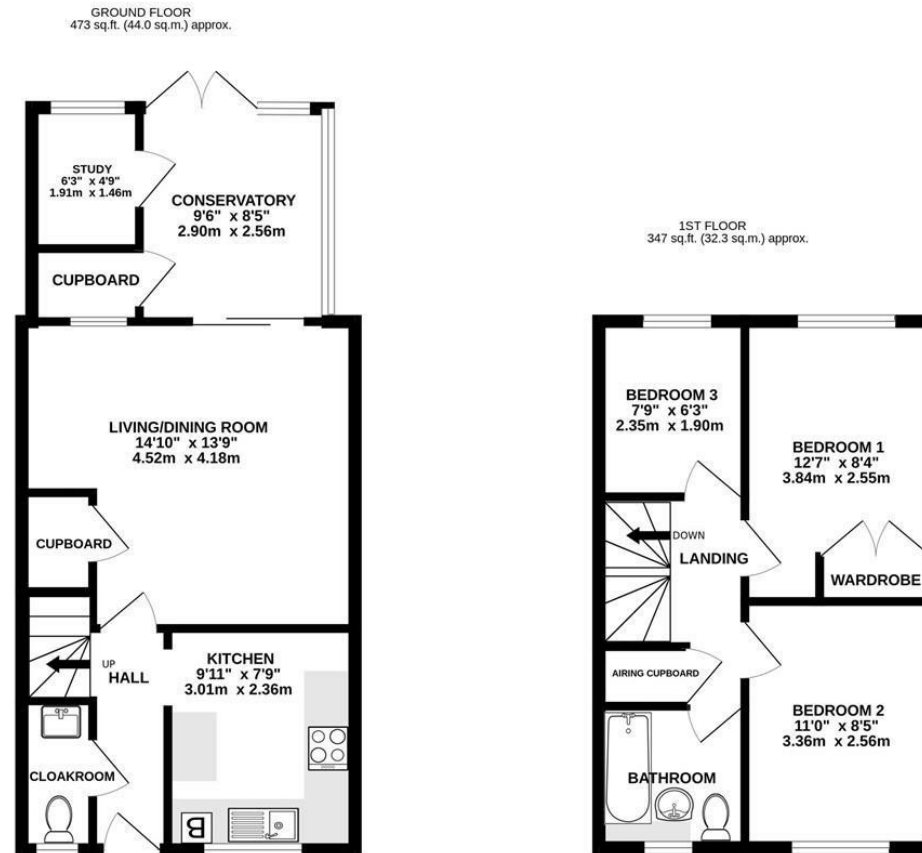
Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband speed: Standard 11 Mbps, Superfast 77 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone, EE (limited), Three (limited) and O2



TOTAL FLOOR AREA : 821 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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