



33 Stocken Close, Hucclecote GL3 3UL
£240,000



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• Fantastic first time home or buy to let investment • Potential rental income of £1100 PCM • Two double bedrooms • Enclosed rear garden • Off road parking • Popular location • En suite shower room and family bathroom • Fitted wardrobes to both bedrooms • EPC D65 • Tewkesbury Borough Council - Tax Band B (£1,750.10 per annum 2024/25)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Hall

Stairs to first floor, radiator, door to;

Living Room

Double-glazed window to front elevation, radiator, door to;

Kitchen/Diner

Double-glazed window and French doors to the garden, a range of wall and base units with work surface over, inset one-bowl sink with a drainer unit, and an integrated oven and hob with extractor hood over. Space and plumbing for washing machine. Further space for freestanding fridge freezer. Understairs storage cupboard.

Landing

Loft access, airing cupboard, double-glazed window to side elevation, doors to upstairs accommodation.

Bedroom One

Double-glazed window to front, radiator, built-in wardrobe, door to;

En Suite

Double-glazed obscure window to front, shower cubicle, wash hand basin, WC, tiled splashbacks, radiator.

Bedroom Two

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

Bathroom

Double-glazed obscure window to rear, bath with shower over, wash hand basin, WC, tiled splashbacks, radiator.

Outside

To the side and front of the property is off-road parking for

two to three vehicles. To the rear, the garden is fully enclosed with fencing, patio and lawn areas, a timber shed, and gated side access.

Location

Stocken Close is located within the popular suburb of Hucclecote. With various local amenities, including the local junior schools Hillview and Dinglewell, as well as access to a number of 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 B

Tewkesbury Borough Council - £1,750.10 per annum (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband speed: Standard 9 Mbps, Superfast 63 Mbps,

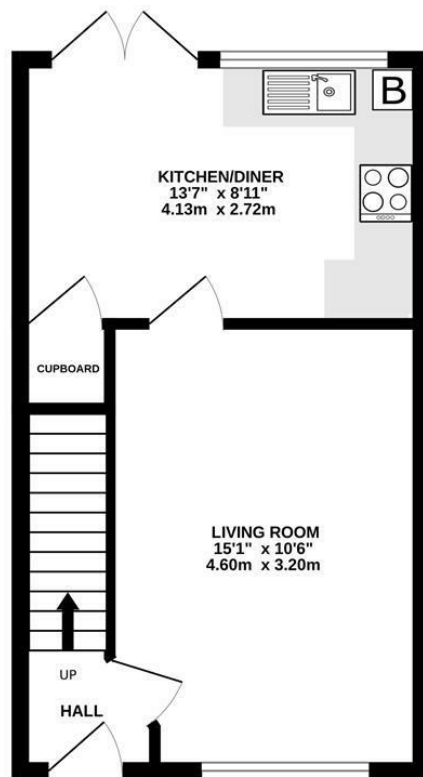
Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone(Limited), EE(Likely),

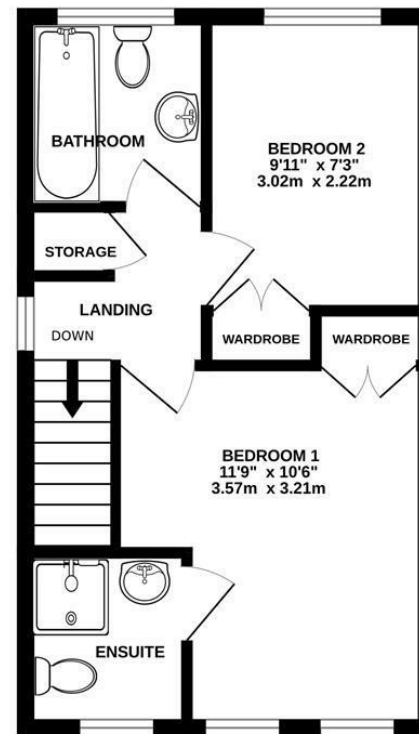
Three(Limited) and O2(Likely)



GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.3 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

