



Ashwood Way, Gloucester GL3 3JE
£275,000

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- Two double bedrooms
- In need of modernisation
- Good sized garden
- Off road parking
- Garage
- Potential to extend
- Convenient and popular location
- Chain free
- Gloucester City Council, tax band C - £1731.94 (2022/23)
- EPC Rating F33

£275,000



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Entrance Hall

Useful storage cupboard, doors to all accommodation, access to loft which has part boarded, with light and ladder.

Bedroom 1

A good-sized double bedroom, with a large double-glazed bay window to the front elevation and a wall-mounted Fischer electric radiator.

Bedroom 2

Another good size double bedroom with a double-glazed window to the front elevation and a wall-mounted Fischer electric radiator.

Bathroom

Panelled bath with shower over, WC, wash hand basin, cupboard housing hot water tank, double-glazed window to side elevation and a wall-mounted Fischer electric radiator.

Living Room

Cotswold stone fireplace, wall-mounted Fischer electric radiator, patio doors to dining room and door to kitchen.

Dining Room

French doors bringing in lots of light to the room and giving access to the garden and a free standing Fischer electric radiator.

Kitchen

Double glazed window overlooking the garden and sun room, pantry cupboard, sink unit, door to sun room.

Sun Room

Doors to garden and parking/garage area, double-glazed windows to rear and side elevations.

Outside

The front garden has off-road parking for several vehicles and an area of lawn with flower and shrub borders. The side of the property gives further off-road parking and access to the garage (5.2m x 2.5m) with power and light and a window to the rear elevation. The rear garden is a good size and has an area of lawn, well-stocked borders, trees, shrubs and a greenhouse.

Location

Ashwood Way is located within the popular area of Hucclecote. Various local amenities to include the local junior schools Hillview and Dinglewell as well as access to a number of secondary and grammar schooling being 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.

Local Authority, Services and Tenure

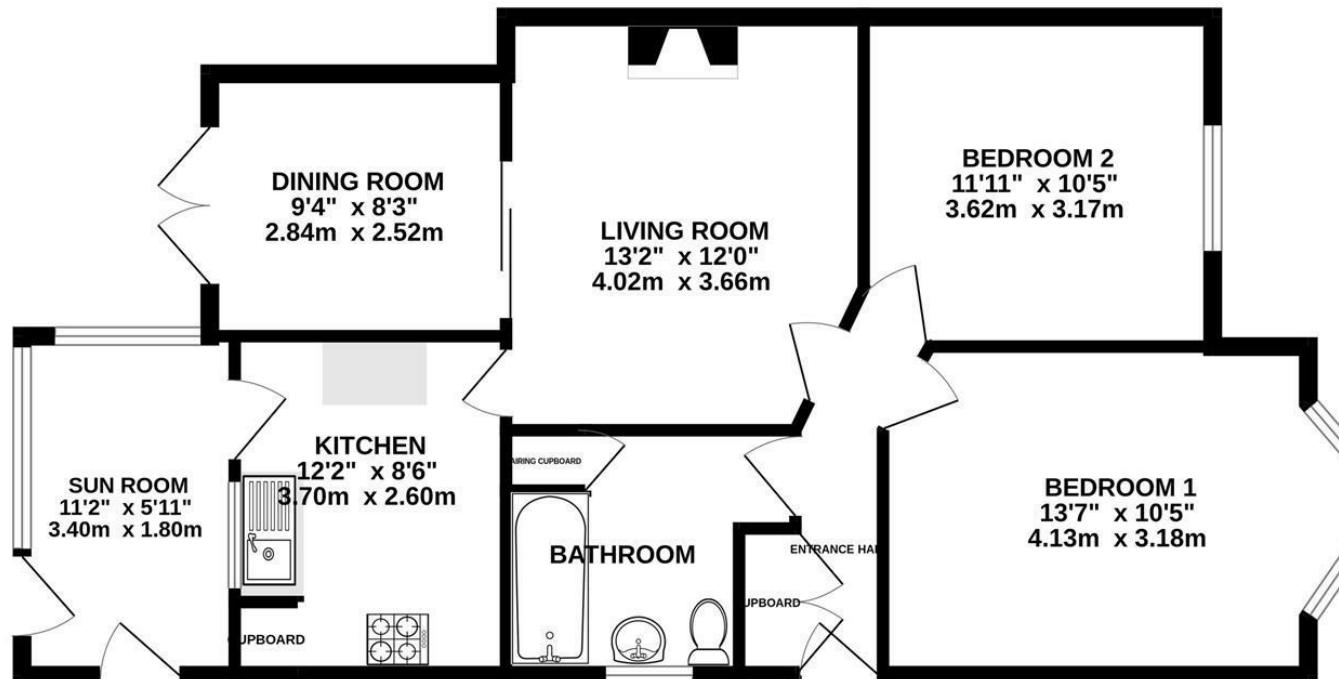
Freehold

All Mains Services are believed to be connected

Local authority Gloucester City Council, tax band C - £1731.94 (2022/23)

GROUND FLOOR

733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A) (A)	A		
(B) (B)	B		
(C) (C)	C		
(D) (D)	D		
(E) (E)	E		
(F) (F)	F		
(G) (G)	G		
Not energy efficient - higher running costs			
England & Wales		83	33
		EU Directive 2002/91/EC	

