



32 Wilkes Avenue

Hucclecote, Gloucester, GL3 3LN

£235,000



Murdock & Wasley Estate Agents are delighted to present this three-bedroom semi-detached home, offering a well-proportioned layout suited for family living.

The property features a spacious lounge, an open-plan kitchen/diner, and three good-sized bedrooms. The enclosed rear garden provides a great outdoor space for relaxation or play. Situated within walking distance of Hillview Primary School and Dinglewell Infant and Junior School, this home is ideal for families looking for a convenient location.



Entrance Porch

Accessed via a upvc double glazed door, front and side aspect upvc double glazed windows.

Entrance Hallway

Accessed via upvc double glazed door, stairs to first floor landing. Door leads off:

Lounge

Tv point, telephone point, power points, wall mounted radiator, feature fireplace, front aspect upvc double glazed window. Opening leads off:

Kitchen / Dining Area

Range of base, wall and drawer mounted units, laminate worksurfaces, one and a half bowl sink unit with a mixer tap over. Appliance points, power points, cooker point with extractor hood over, space for tall fridge/freezer, washing machine and dining table, wall mounted radiator, partly tiled walls, vinyl flooring, Baxi gas fired combination boiler, rear aspect upvc double glazed windows and rear aspect upvc double glazed door leading to the garden.

First Floor Landing

Access to loft space, side aspect upvc double glazed window. Doors lead off.

Bedroom One

Power points, radiator, built in wardrobes, coving, front aspect upvc double glazed window.

Bedroom Two

Power points, radiator, dado rail, coving, rear aspect upvc double glazed window.

Bedroom Three

Power points, radiator, coving, front aspect upvc double glazed window.

Bathroom

Suite comprising panelled bath with mixer tap and electric shower over, wall mounted wash hand basin with mixer tap over and storage below, panelled walls, rear aspect frosted upvc double glazed window.

Wash Cloakroom

Suite comprising low level wc, partly tiled walls, side aspect frosted upvc double glazed window.

Outside

The front of the property features a garden laid to decorative stone.

A wooden gate provides side access to the rear garden.

The rear of the property boasts an enclosed garden featuring a flagstone patio, ideal for outdoor dining and entertaining. This leads to a flat lawn, laid to artificial grass, complemented by outside store.

Agents Note

Material Information - Number 32 was previously an ex local authority Unity House Type - About 15000 Unity PRC houses were built in the 1950's mostly as semi-detached and terraced houses. They were factory produced and assembled on site with precast reinforced concrete (PRC)

This property was reinstated under the PRC Homes Ltd repair scheme. This Unity PRC house was issued with a PRC certificate. Most high street lenders will lend on the property but please make enquires before making an offer.

Tenure

Freehold.

Services

Mains water, gas, electricity and drainage.

Local Authority

Gloucester City Council

Council Tax Band: B

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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		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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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