



## 7 Dryland Mews

Hucclecote, Gloucester, GL3 3UP

**Guide price £265,000**



Murdock and Wasley are proud to present this immaculate, beautifully presented end of terrace home situated in a no through road, in Cranham Gate, Hucclecote.

This ideal investment or first-time buyer property boasts an entrance hall, cloakroom, lounge, and newly fitted kitchen/diner. Whilst upstairs has two double bedrooms, family bathroom and en-suite to master.

There is also driveway to the front and an attractive rear garden, plus an en-block garage with an additional parking space.



## Entrance Hall

Accessed via UPVC Double Glazed door, powerpoints, radiator, Stairs leading to first floor, door leading to Lounge.

## Lounge

Powerpoints, Radiators, electric fireplace, door leading to Kitchen Diner, UPVC Double Glazed Window with front aspect.

## Kitchen Diner

Range of base, drawer and wall mounted units, single sink unit with mixer tap over. Appliance points, power points, oven with four ring gas hob with extractor hood over, space for fridge/freezer and washing machine. Partly tiled walls, boiler, rear aspect upvc double glazed window, fitted storage cupboard, patio doors leading to garden.

## Master Bedroom

Powerpoints, radiator, door leading to en suite, fitted wardrobes, UPVC double glazed window with front aspect.

## En Suite

Suite comprising of shower cubicle with shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below. partly tiled walls, heated towel rail, UPVC frosted window.

## Bedroom Two

Powerpoints, radiator, fitted wardrobes, UPVC double glazed window with rear aspect.

## Bathroom

Suite comprising of bath with mixer tap and shower off the mains over, low level wc, vanity wash hand basin with mixer tap over and storage below, partly tiled walls, heated towel rail, UPVC double glazed window.

## Outside

To the front of the property you will find a tarmac drive with off road parking, there is a slate path leading to the front door.

To the rear of the property there is a patio area, ideal for outside seating and entertaining, the rest of the garden is lawned with shrubs and bushes bordering. There is also a detached en block garage to the rear with an additional parking space.

## Tenure

Freehold

## Services

Mains water, electricity & drainage. Gas Central Heating

## Local Authority

Tewkesbury County Council

Band C

## 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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

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