



3 Zoons Road

Hucclecote, Gloucester, GL3 3NY

£270,000



Murdock & Wasley Estate Agents are delighted to bring to the open market this extended three-bedroom semi-detached bungalow, ideally positioned in a popular location with fantastic transport links and convenient access to local amenities.

Offered for sale with no onward chain, the property requires modernisation throughout but occupies a generous plot offering excellent potential for further extension (subject to the necessary planning consents). Additional benefits include a beautiful rear garden, garage, and driveway parking.



Entrance Hall

Accessed via double glazed door, power points, telephone point, access to fully boarded loft space with drop down ladder and window. Doors lead off:

Lounge

Tv point, telephone point, power points, radiator, rear aspect double glazed window. Door to:

Kitchen/ Diner

Range of base and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, double oven/ grill, four ring induction hob, space for appliances and dining table. Side and rear aspect double glazed windows, side aspect double glazed door to garden.

Bedroom One

Power points, radiator, front aspect double glazed window.

Bedroom Two

Power points, radiator, front aspect double glazed window.

Bedroom Three

Power points, radiator, side aspect double glazed window.

Bathroom

Suite comprising panelled bath with shower over, low level wc, vanity wash hand basin. Radiator, fully tiled walls, side aspect double glazed window.

Outside

The front of the bungalow is enclosed by a low brick wall

with wrought-iron gates, opening onto a gravel driveway and a neatly presented garden area. A detached garage is positioned to the side, providing useful storage and secure parking. A pathway leads to the front door and continues alongside the garage, where a generous additional space can be found before accessing the rear garden.

To the rear of the property is a well-maintained, neatly presented garden, predominantly laid to a rectangular lawn and fully enclosed by wooden panel fencing, creating a private and secure setting. A paved patio area offers an ideal space for outdoor dining and entertaining, with a gravelled section to the side providing additional seating or display space, enhanced by an array of potted plants adding colour and character. The garden is bordered by established planting beds with a selection of shrubs and seasonal flowers, completing this attractive and low-maintenance outdoor space.

Tenure

Freehold

Services

Mains water, electricity and drainage.

Local Authority

Gloucester City Council
Council Tax Band: C

Awaiting Vendor Approval

These 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.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

