



11 Hathorn Road

Hucclecote, Gloucester, GL3 3UH

Offers in excess of £275,000



Murdock & Wasley Estate Agents are delighted to bring to market this beautifully spacious and recently modernized three-bedroom end-of-terrace home, situated in a peaceful and sought-after cul-de-sac in Hucclecote. Perfect for young families or first-time buyers, this charming property offers a downstairs entrance hall, cloakroom, a spacious lounge, and an open-plan kitchen/diner. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Outside, the property benefits from an enclosed garden and allocated parking to the front. Conveniently located, it is within close proximity to local amenities, well-regarded schools, and offers excellent transport links, making it an ideal choice for a connected and comfortable lifestyle.



Entrance Hallway

Accessed via upvc double glazed door, stairs to first floor landing. Doors lead off:

Cloakroom

Suite comprising low level wc, wall mounted wash hand basin with taps over, partly tiled walls, radiator, front aspect frosted upvc double glazed window.

Lounge

Television point, data point, power points, radiator, front aspect upvc double glazed window.

Kitchen / Dining Area

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, oven/grill with four ring induction hob and extractor hood over. Integral washing machine and tumble dryer, space for tall fridge/ freezer, dining table, radiator, inset ceiling spotlights, tiled flooring, rear aspect upvc double glazed French doors leading to the garden.

First Floor Landing

Access to loft via hatch. Doors lead off:

Bedroom One

Power points, radiator, built in wardrobe, rear aspect upvc double glazed window. doors lead off:

Bedroom Two

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

Bedroom Three

Power points, radiator, rear aspect upvc double glazed window.

Bathroom

Suite comprising low level wc, wall mounted wash basin with mixer tap over and storage below, panelled bath with taps and shower over, partly tiled walls, front aspect frosted upvc double glazed window.

Outside

To the front of the property there is two allocated parking spaces and garden mainly laid to lawn. A wooden gate provides access to the rear garden.

To the rear of the property a flagstone patio leads down to a garden laid to lawn, enclosed by wooden fencing.

Services

Mains water, gas, electricity & drainage.

Tenure

Freehold.

Local Authority

Tewkesbury Borough Council

Tax 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		87
(81-91) B		
(69-80) C	72	
(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

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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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