



## 7b Dinglewell

Hucclecote, Gloucester, GL3 3HW

**£185,000**



Murdock & Wasley Estate Agents are delighted to present this well-appointed two-bedroom ground floor maisonette in the sought-after area of Hucclecote.

The property features a spacious lounge/diner, modern kitchen, two generously sized double bedrooms, and a stylish shower room. Additional benefits include a garage, communal gardens, and non-allocated parking for two vehicles.

Hucclecote offers a range of local amenities including a Tesco Express, Co-operative store, and Lloyds Pharmacy. Residents can enjoy dining at nearby pubs like The Royal Oak and The Wagon & Horses. For healthcare needs, the area is served by local doctor's surgeries, providing excellent medical facilities. Outdoor enthusiasts can take advantage of the nearby King George V playing fields for recreational activities.

The property is also well-connected with regular bus routes offering easy access to both Gloucester and Cheltenham. This charming maisonette offers a perfect balance of comfort, convenience, and lifestyle.



## Entrance Hallway

Accessed via upvc double glazed door, wall mounted radiator, coving, wooden door to under stairs storage, doors leads off:

## Kitchen

Range of wall, base and drawer mounted units, worksurfaces, stainless steel sink and drainer with mixer tap, oven/grill with four ring gas hob and extractor hood over. Appliance points, power points, wall mounted radiators. Space for tall fridge/freezer and washing machine, front aspect upvc double window.

## Lounge

Television point, data point, power points, front aspect upvc double glazed window, door leads off:

## Bedroom One

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

## Bedroom Two

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

## Shower Room

Suite comprising low level wc, pedestal wash hand basin with taps over, corner step in cubicle with shower over, wall mounted heated towel rail, partly tiled walls, tiled flooring, side aspect frosted upvc double glazed window.

## Outside

To the front of the property a low level wall encloses a

garden mainly laid to lawn.

To the side and rear of the property various communal gardens laid to lawn are enclosed by hedgerow. A tarmacadam driveway provides non allocated parking for two vehicles.

## En-Bloc Garage

Accessed via up'n'over door.

## Tenure & Charges

Leasehold - 1/4 Share of Freehold

Lease Length: 999 years from 29/07/1982

Management Company: Dinglebrook Management Ltd.

Charges:

Ground Rent: £0 ( Peppercorn rent )

Maintenance: Circa £100 pcm ( Goes into a sinking pot that pays building insurance and grounds maintenance )

## Services

Mains water, gas, electricity & drainage.

## Local Authority

Gloucester City Council

Council Tax Band: A

## 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.



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