



5 Bircher Way

Hucclecote, Gloucester, GL3 3QW

Offers in excess of £460,000



We are delighted to welcome to the open market, for the first time since its construction in 2016 by Barratt Homes, this stunning four-bedroom detached family home, ideally situated in the ever-popular area of Hucclecote.

The property offers generous and well-balanced living accommodation across both floors, perfectly suited to modern family living.

Externally, the home benefits from a garage and ample off-road parking to both sides—an increasingly rare and practical feature.



Entrance Hallway

Approached via a UPVC double glazed front door, with radiator, power points, and a useful storage cupboard. Stairs lead to the first floor, with doors providing access to both the lounge and the open-plan kitchen/diner.

Lounge

UPVC double glazed French doors to the rear and two UPVC double glazed windows to the front, television point, radiator, and power points.

Open Plan Kitchen/Diner

UPVC double glazed windows to the rear and two UPVC double glazed windows to the front, fitted with eye and base level units with roll-edge worktops, sink/drain, electric double oven with separate gas hob and extractor hood, built-in fridge/freezer and dishwasher. Additional features include power points, partly tiled walls, and a radiator.

Utility

Double glazed door to the rear, fitted with eye and base level units with roll-edge worktops, plumbing and space for washing machine and tumble dryer, cupboard housing the combination boiler, and a radiator. Door to:

Cloakroom

Low level wc & pedestal wash hand basin, radiator, partly tiled walls.

First Floor Landing

Access to loft via hatch, airing cupboard, radiator, doors to all rooms.

Bedroom 1

UPVC double glazed window to the rear, radiator, power points, television point, and door to:

En-Suite

UPVC frosted double glazed window to rear, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, radiator, shaver point.

Bedroom 2

Three UPVC double glazed windows to front, radiator, power points.

Bedroom 3

Two UPVC double glazed windows to front, radiator, power points.

Bedroom 4

UPVC double glazed windows to rear, radiator, power points.

Bathroom

UPVC frosted double glazed windows to rear, panelled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail, partly tiled walls.

Rear Garden

An enclosed area which is partly paved, mainly laid to artificial lawn, gated side access, door to garage.

Garage

Up & over door with power & lighting.

Tenure

Freehold. Please note there is a service charge of £250 per year.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band E

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		
	79	83
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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