



27 Lynmouth Road

Hucclecote, Gloucester, GL3 3JD

Offers in excess of £325,000



Murdock & Wasley Estate Agents are delighted to welcome to the open market this extended three-bedroom semi-detached home, situated in a popular residential location and offered for sale with no onward chain.

In need of modernisation throughout, the property offers spacious and versatile accommodation, making it an ideal purchase for families, first-time buyers looking to put their own stamp on a home, or investors alike. The accommodation briefly comprises of a kitchen, two reception rooms and cloakroom, whilst upstairs there are three well-proportioned bedrooms, wc and shower room.

Externally, the property enjoys a generous rear garden complete with a workshop, multiple sheds, and greenhouses, providing excellent storage and plenty of potential for those with a keen interest in gardening or outdoor projects.



Entrance Hall

Accessed via upvc double glazed door, power points, radiator, stairs to first floor landing, understairs storage cupboard. Doors lead off.

Cloakroom

Low level wc, wall mounted wash hand basin, upvc wall panelling, front aspect double glazed window.

Kitchen

Range of base, wall and drawer mounted units, one and a half bowl sink unit with mixer tap over. Appliance points, power points, oven/grill, space for appliances, wooden door to pantry, rear aspect double glazed window, door to car port.

Dining Room

Tv point, power points, radiator, feature fireplace, front aspect double glazed bay window.

Lounge

Tv point, power points, radiator, feature fireplace, sliding upvc double glazed doors to garden.

Landing

Access to loft space via hatch, upvc double glazed window. Doors lead off:

Bedroom One

Power points, radiator, front aspect double glazed bay window.

Bedroom Two

Power points, radiator, built in wardrobes, rear aspect double glazed window.

Bedroom Three

Power points, radiator, front aspect double glazed window.

Shower Room

Suite comprising step in double shower with shower off the mains, vanity wash hand basin with storage below and mixer tap over, heated towel rail, radiator, upvc wall panelling, rear aspect double glazed window.

Cloakroom

Low level wc, partly tiled walls, vinyl flooring, side aspect double glazed window.

Outside

To the front of the property is a driveway providing off-road parking for multiple vehicles.

Double wooden gates offer convenient access to the carport, which benefits from power and lighting, whilst also providing access through to the rear garden.

To the rear, a spacious patio area leads onto a lawn bordered by mature trees and established shrubs. A further patio provides an ideal space for outdoor dining and entertaining before stepping down to an additional garden area, where a selection of sheds and greenhouses offer excellent outdoor storage.

The garden further benefits from:

Workshop

Of timber frame construction, power and lighting, double doors to one side with single door and glazed window to the other.

Tenure

Freehold.

Services

Mains water, gas, electricity & 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	

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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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