



## The Cedars Hucclecote Road

Hucclecote, Gloucester, GL3 3UA

**Offers in excess of £150,000**



Murdock & Wasley Estate Agents are delighted to present this well-presented two double-bedroom, first-floor apartment, ideally situated in a popular and convenient location close to a range of local amenities.

Offered to the market in good condition throughout, the property benefits from spacious and well-maintained accommodation, making it ready for immediate occupation. Further advantages include attractive communal gardens and a private garage, providing useful storage or secure parking.

This apartment would make an ideal purchase for first-time buyers, downsizers, or investors alike, offering comfortable living in a highly sought-after location.





## Communal Entrance Hall

Door entry system, stairs to all floors:

## Entrance Hall

Accessed via upvc double glazed door, power points, laminate flooring, door to storage cupboard, door to airing cupboard housing wall mounted Ariston water boiler and plumbing for washing machine.

## Lounge / Diner

Television point, data point, wall mounted radiator, underfloor heating, front aspect upvc double glazed window.

## Kitchen

Range of base, wall and drawer mounted units, roll edge worktop, stainless steel sink unit with a mixer tap over. Appliance points, power points, space for cooker with extractor over, space for washing machine or dishwasher. Partly tiled walls, tiled flooring, side aspect upvc double glazed window.

## Bedroom One

Power point, wall mounted radiator, underfloor heating, front aspect upvc double glazed window.

## Bedroom Two

Power points, wall mounted radiator, under floor heating, built in wardrobe, side aspect upvc double glazed window.

## Bathroom

Suite comprising low level wc, panelled bath with taps and shower over, pedestal wash hand basin with mixer taps over, wall mounted heated towel rail, partly tiled walls, rear aspect frosted glazed window.

## En-Bloc Garage

Accessed via up 'n' over door.

## Outside

Communal Gardens to the front.  
Bin & Recycling stores to the rear

## Tenure & Charges

Leasehold: 999 years from 12 February 1982

Service Charge: £163 pcm

Mgmt Co: Ash & Co

## Services

Mains water, electricity and drainage.

## Local Authority

Gloucester City Council

Council Tax Band: A

## 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	63	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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