



## 22 Buscombe Gardens

Hucclecote, Gloucester, GL3 3QG

**Offers in excess of £240,000**



We are delighted to welcome to the market this well-presented two bedroom terrace home, ideally located in a highly desirable area of Hucclecote.

The accommodation comprises an entrance hallway, kitchen, and spacious lounge/diner, flowing through to a conservatory overlooking the garden. Upstairs, the property offers two bedrooms and a family bathroom.

Externally, the home benefits from an enclosed rear garden with direct access to the garage, providing both convenience and additional storage.



## Entrance

Approached via Upvc double glazed front door, radiator, tiled flooring, opening to kitchen. Door to lounge/diner.

## Kitchen

Upvc double glazed windows to front, eye & base level units with roll edge work tops, sink/drain, cooker point, space for appliances, wall mounted combination boiler, partly tiled walls. power points.

## Lounge/Diner

Upvc double glazed sliding doors to rear, television point, radiator, power points, laminate flooring, stairs leading to first floor.

## Conservatory

Upvc double sliding doors to side, Upvc double glazed windows throughout, radiator, tiled flooring, pvc roof.

## First Floor Landing

Access to loft via hatch, storage cupboard, doors to both bedrooms & bathroom.

## Bedroom 1

Upvc double glazed windows to rear, radiator, power points, storage cupboard.

## Bedroom 2

Upvc double glazed windows to front, radiator, power points.

## Bathroom

Upvc double glazed frosted window to front, panelled bath with shower over, low level wc & pedestal wash hand basin, radiator, extractor fan.

## Rear Garden

An enclosed area which is partly laid to decking, mainly laid to astro turf, door to garage.

## Garage

Up & over door with power & lighting.

## Tenure

Freehold.  
The garage is leasehold.

## Services

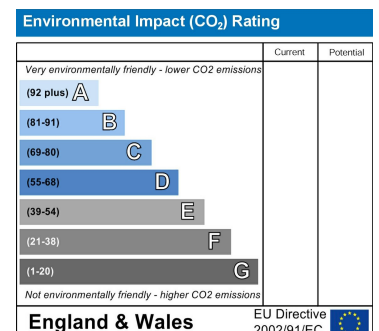
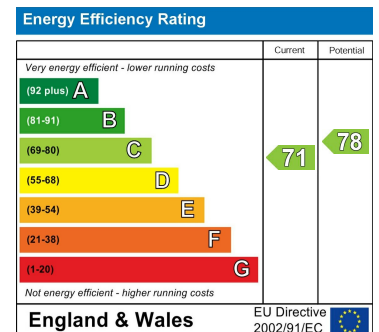
Mains water, gas, electricity & drainage.

## Local Authority

Gloucester City Council- Band A

## Awaiting Vendor Approval

Gloucester City Council- Band A



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10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

