Murdock & Wasley
ESTATE AGENTS



52 Larkhay Road

Hucclecote, Gloucester, GL3 3NU

Offers in excess of £250,000

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Murdock & Wasley Estate Agents are delighted to offer this two-bedroom semi-detached bungalow, occupying a substantial corner plot in the popular area of Hucclecote.

Situated on Larkhay Road, the property offers fantastic potential to extend and improve, subject to the necessary planning consents. The bungalow benefits from a newly fitted bathroom, gas central heating and UPVC double glazing, while the remainder requires modernisation.

The generous corner plot provides excellent scope for further development, making this an ideal opportunity for buyers looking to create a home to their own requirements. The property is conveniently located for local amenities and offers excellent access to Gloucester and the surrounding areas.

Early viewing is highly recommended to appreciate the potential this property has to offer.







Entrance Hall
Accessed via upvc double glazed door, wall mounted radiator, access to loft via hatch. Doors lead off:

Dining Area
Power point, wall mounted radiator, front aspect upvc double glazed window. Opening leads off:

Lounge
Television point, power point, wall mounted radiator, rear aspect upvc double glazed window. Door leads off:

Kitchen
Range of base, wall and drawer mounted units, roll edge worktop, one and a half bowl single drainer sink unit with taps over. Appliance points, power points, space for cooker, space for washing machine, side aspect upvc double glazed window and rear aspect upvc double glazed door leading to the garden.

Bedroom One
Power points, wall mounted radiator, built in wardrobe, front aspect upvc double glazed bay window.

Bedroom Two
Power points, wall mounted radiator, side aspect upvc double glazed window.

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

Garage
Accessed via up and over door.

Outside
To the front of the property a large garden wraps around the side of the house with flagstone path leading to the front door and a driveway laid to tarmacadam providing off road parking for at least two vehicles. The front garden is enclosed by low level walling.

To the rear of the property a courtyard garden is mainly laid to paving whilst enclosed by wooden fencing.

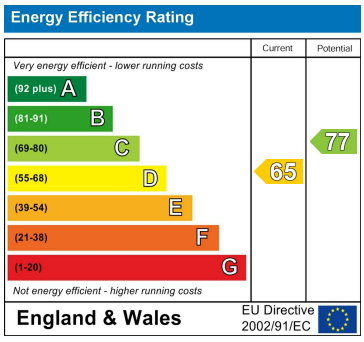
Tenure
Freehold

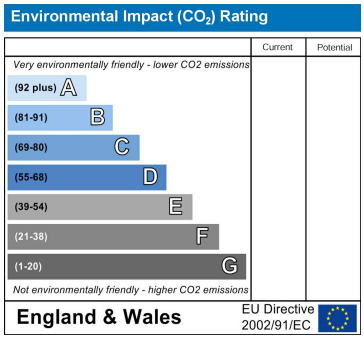
Services
Mains water, gas, electricity & drainage.

Local Authority
Gloucester City 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.







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 firms 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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