Murdock & Wasley
ESTATE AGENTS



17 Stocken Close

Hucclecote, Gloucester, GL3 3UL

Offers in excess of £275,000

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Murdock & Wasley Estate Agents are delighted to present this three-bedroom end-of-terrace home, ideally situated in the sought-after area of Hucclecote. Offering spacious and versatile accommodation throughout, this property is well suited to modern family living.

The home benefits from multiple reception rooms, multiple bathrooms, and well-proportioned bedrooms, providing flexibility for a range of buyers. Further advantages include a private rear garden and excellent potential to extend, subject to the necessary planning consents (SSTP).

Conveniently located close to local amenities, well-regarded schools, and transport links, this is a fantastic opportunity to acquire a home in a popular residential location. Early viewing is highly recommended.







Entrance Hall
Accessed via upvc double glazed door, power point, wall mounted radiator, stairs to landing. Doors lead off:

Wash Cloakroom
Suite comprising low level wc, pedestal wash hand basin with taps over, wall mounted radiator, partly tiled walls, tiled flooring, front aspect frosted upvc double glazed window.

Kitchen
Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven and grill with four ring gas hob with extractor hood over. Space for tall fridge freezer and washing machine, wall mounted radiator, tiled flooring, partly tiled walls, front aspect upvc double glazed window.

Lounge
Television points, data point, wall mounted radiator, door to under stairs storage, rear aspect window and rear aspect french door leading to the conservatory.

Conservatory
Of brick base, power points, side and rear aspect upvc double glazed windows, rear aspect french door leading to the garden. Door leads off:

Study
Power points, wall mounted radiator, tiled flooring, rear aspect upvc double glazed door and window. Door lead off:

Shower Room
Suite comprising low level wc, pedestal wash hand basin with mixer tap over, step in cubicle with shower over, partly tiled walls, tiled flooring.

Landing
Access to loft via hatch, doors lead off:

Garage
Power points, overhead lighting, hatch to loft storage, front aspect upvc double door leading to the drive.

Bedroom One
Power points, wall mounted radiator, front aspect upvc double glazed window.

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

Bedroom Three
Power points, wall mounted radiator, rear aspect upvc double glazed window.

Bathroom
Suite comprising low level wc, panelled bath with taps and shower over, pedestal wash hand basin with taps over, wall mounted radiator, partly tiled walls, tiled flooring, front aspect upvc double glazed window.

Garden
To the front of the property a driveway laid to tarmacadam provides off road parking for two vehicles,

To the rear of the property a garden laid to bloc paving is bordered to one side by flower beds whilst enclosed by wooden fencing.

Tenure
Freehold

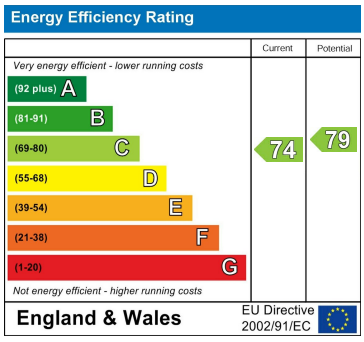
Services
Mains water, gas, electricity and drainage.

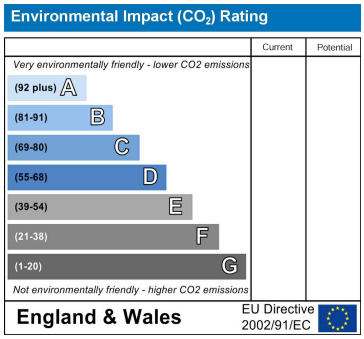
Local Authority
Tewkesbury Borough Council
Tax Band: C

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.

Agent Note
We have been advised the property is subject to probate which has not yet been applied for.







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.

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

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