



24 Stanbury Mews, Hucclecote, Gloucester, Gloucestershire, GL3 3UG

£285,000

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**Farr & Farr** Sales Lettings 



**24 Stanbury Mews, Hucclecote,  
Gloucester, Gloucestershire, GL3  
3UG**

**£285,000**

This well presented three bedroom house is located in a quiet cul de sac within Cranham Gate and provides excellent access to the M5. Two off-road parking spaces lead to the front and into an entrance hall with WC. The spacious kitchen benefits from a good range of wall and base units while to the rear of the property, the L-shaped living room provides plenty of space with patio doors leading out to the rear garden. Stairs lead to the first floor with three bedrooms. Two double bedrooms face opposite aspects of the property while the third single bedroom could be used as a study. The family bathroom is fitted with a white suite comprising WC, hand wash basin and bath with shower over. The low maintenance rear garden is laid to patio with side access. The property is currently let on an assured shorthold tenancy agreement and is available with no onward chain.

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**Entrance Porch** 9' 10" x 3' 5" (2.994m x 1.029m)

Upvc front door. Carpet. Radiator

**Cloakroom** 6' 6" x 3' 3" (1.993m x 0.982m)

Frosted double glazed window to front. WC. Basin. Radiator. Vinyl flooring.

**Kitchen** 9' 10" x 7' 8" (2.997m x 2.339m)

Double glazed window to front. Range of wall, base and drawer units. Laminate worktop. Double oven. Four ring gas hob. Boiler. Laminate flooring. Part tiled walls. Radiator.

**Living Room** 13' 10" x 14' 10" (4.209m x 4.527m)

Double glazed patio doors and window to rear. Carpet. Radiator. Cupboard.

**First Floor Landing** 9' 6" x 6' 2" (2.887m x 1.886m)

Cupboard. Access to loft via hatch. Carpet.

**Bedroom One** 11' 0" x 8' 5" (3.343m x 2.564m)

Double glazed window to front. Carpet. Radiator.

**Bedroom Two** 12' 9" x 8' 5" (3.884m x 2.563m)

Double glazed window to rear. Carpet. Radiator. Fitted wardrobes.

**Bedroom Three** 7' 10" x 6' 2" (2.375m x 1.889m)

Double glazed window to rear. Carpet. Radiator.

**Bathroom** 6' 2" x 6' 2" (1.872m x 1.869m)

Frosted double glazed window to front. WC. Basin. Bath with electric shower over. Radiator. Vinyl flooring.

**Rear External**

Patio. Fence surround. Side access.

**Front External**

Driveway parking.

**Agents Notes**

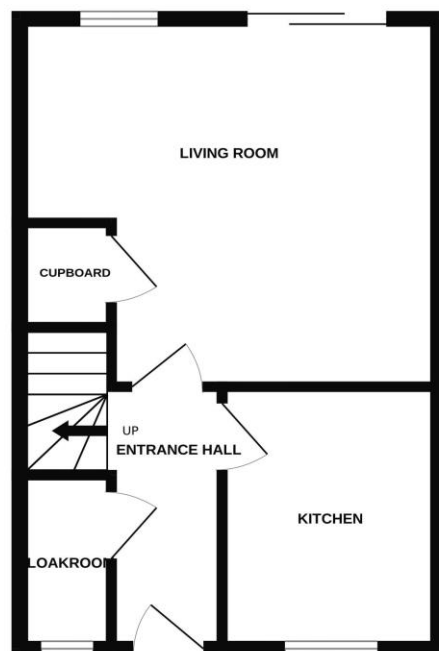
Council Tax - Band C EPC Rating - C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

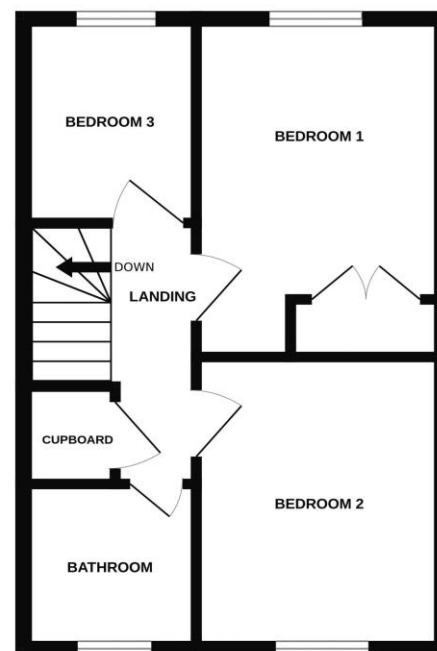




GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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