



MICHAEL TUCK
ESTATE & LETTING AGENTS



41 Churchdown Lane, Hucclecote – GL3 3QH

Gloucester

Guide Price **£175,000**

41 Churchdown Lane

Hucclecote, Gloucester

Three Bedroom Ground Floor Maisonette in Hucclecote Offered to the market with NO ONWARD CHAIN

Discover this impressively spacious ground floor maisonette located in the highly sought-after area of Hucclecote. Offering the perfect blend of space, modern comfort, and convenience, this property is move-in ready and waiting for its next chapter.

In brief the property comprises of; entrance hall, three good size bedrooms, spacious lounge, kitchen and a bathroom.

Further benefits include; upvc double glazing, modern gas central heating and an enclosed private rear garden.

The property boasts easy access to a range of local amenities and also offers quick routes to both Gloucester and Cheltenham City Centres.

Property for sale through Michael Tuck Estate Agents. Approximate rental value of £995pcm , please contact Michael Tuck Lettings in Abbeymead for more details.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

Kitchen

7' 5" x 7' 2" (2.26m x 2.18m)

Lounge

12' 10" x 10' 4" (3.91m x 3.15m)

Bedroom 1

12' 4" x 10' 4" (3.76m x 3.15m)

Bedroom 2

10' 4" x 7' 11" (3.15m x 2.41m)

Bedroom 3

10' 3" x 7' 7" (3.12m x 2.31m)

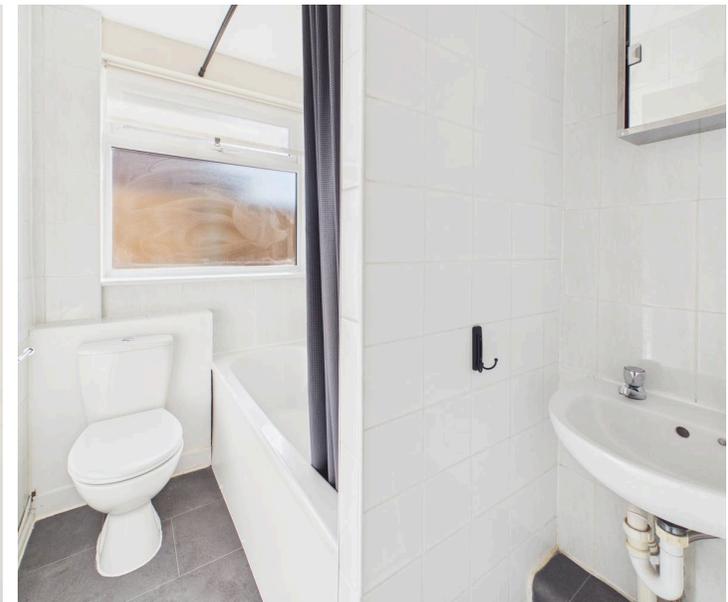
Bathroom

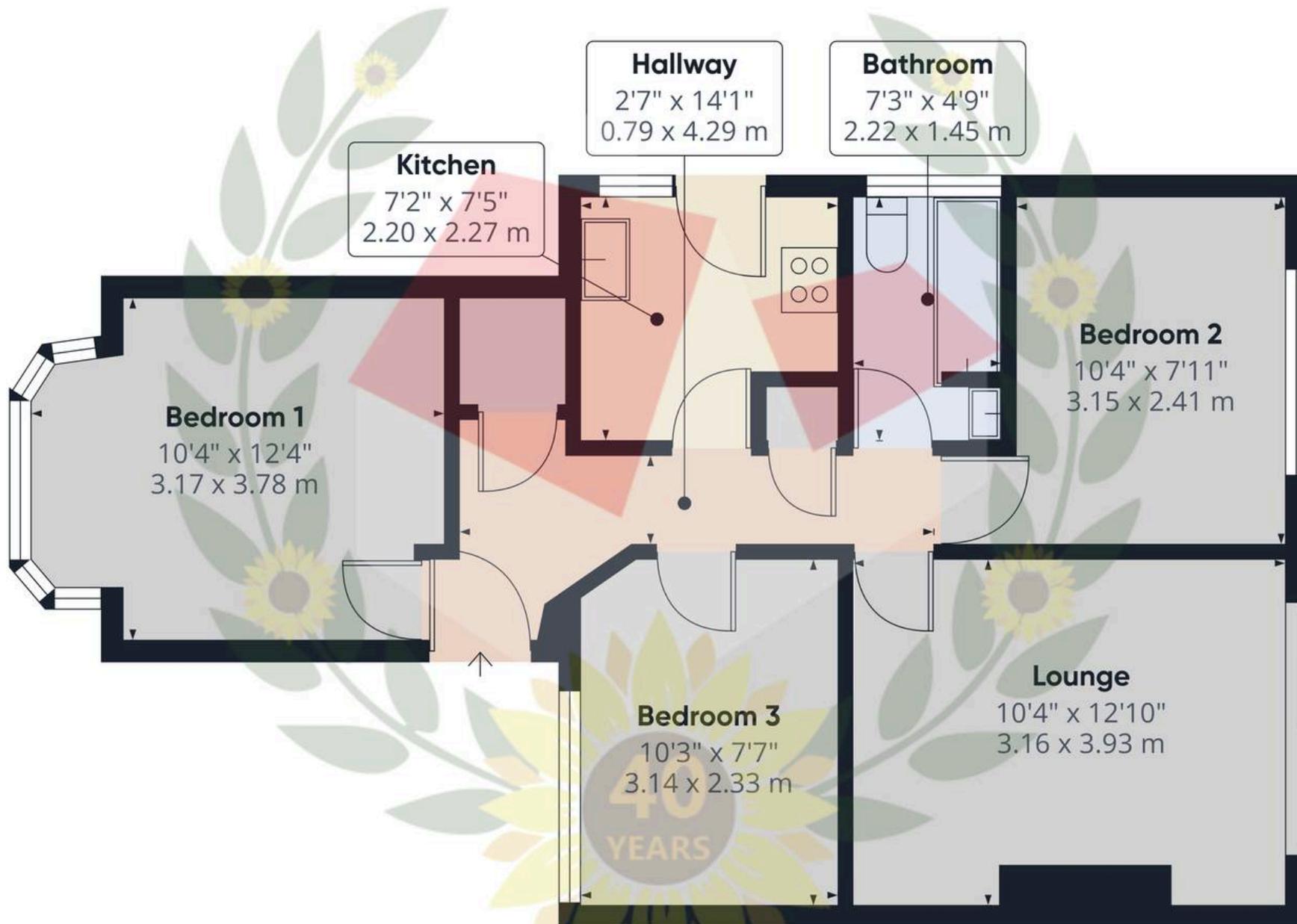
7' 3" x 4' 9" (2.21m x 1.45m)

Tenure

Leasehold Length of Lease - 999 Years from 29.09.1955

Ground Rent - 6 monthly payment of £2.50





Approximate total area⁽¹⁾

572 ft²

53.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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