



# Farr & Farr

farrandfarr.co.uk

**PRICE: £119,950**

**REF : H24317/SM**

**40 BUSCOMBE GARDENS  
HUCCLECOTE  
GLOUCESTER  
GL3 3QG**



**A MODERN ONE BEDROOM GROUND FLOOR APARTMENT  
IN A POPULAR RESIDENTIAL AREA  
NO ONWARD CHAIN**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025

**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355

**Longlevens:**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
☎ 01452 857421

**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ  
☎ 01452 238298

**40 BUSCOMBE GARDENS, HUCCLECOTE, GLOUCESTER, GL3 3QG**

GROUND FLOOR ONE BEDROOM APARTMENT WITH LOVELY REAR GARDEN. The property has been well maintained throughout and would make an ideal investment of first time buy.

Buscombe Gardens is situated in the popular residential area of Hucclecote, an area particularly well supplied with local amenities and with easy access to Cheltenham and Gloucester. The M5 motorway junctions North and South are only a short drive away.

**ENTRANCE HALL; LIVING ROOM; KITCHEN; BEDROOM;  
BATHROOM; ALLOCATED PARKING SPACE; UPVC DOUBLE  
GLAZING; ELECTRIC HEATING; PLEASANT REAR GARDEN; NO  
ONWARD CHAIN**

**ENTRANCE HALL :**

**LIVING ROOM : 12' x 8'4**

French doors to rear garden. Radiator. TV point. Telephone point. Arched access to:



**KITCHEN : 8'6 x 6'**

Window to rear. Fitted base cupboards with work surfaces over and matching wall cupboards. Sink unit with drainer and mixer taps. Space for cooker, washing machine and fridge/freezer. Wall mounted Vokera boiler.



**BEDROOM : 9'9 x 8'9**

Window to front. Radiator. Range of built in wardrobes.



**BATHROOM :**

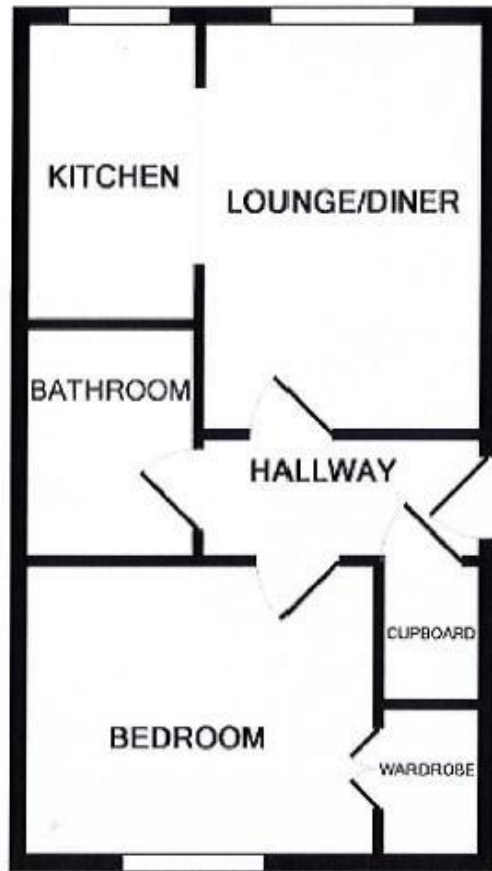
Coloured suite comprising panelled bath with mixer taps and shower over. Pedestal wash hand basin. Low level WC. Part tiled walls. Extractor fan.



**GARDEN :**

A real feature of the property is the lovely rear garden which offers quite a good deal of privacy and is surrounded by wood panel fencing.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

**AGENTS NOTE:**

Lease is from 1<sup>st</sup> January 1991 for 999 years

Service charge : £15 pcm to include buildings insurance and maintenance of communal areas.

Each of the 6 flats own a share of the freehold and have formed a management company which all owners and directors of.

**PLEASE NOTE :**

**ALL MEASUREMENTS ARE APPROXIMATE  
VIEWING BY APPOINTMENT WITH THE AGENT**