



# Farr & Farr

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**PRICE : £209,950**

**REF : H23537/SM**

**93 MAYFIELD DRIVE  
HUCCLECOTE  
GLOUCESTER  
GL3 3DT**



**A WELL POSITIONED 3 BEDROOM  
CHALET STYLE SEMI DETACHED HOUSE IN NEED OF  
MODERNISATION  
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

**93 MAYFIELD DRIVE, HUCCLECOTE, GLOUCESTER, GL3 3DT**

An ideal opportunity for a purchaser to create a lovely home to their specific taste. THREE BEDROOMED CHALET STYLE HOUSE REQUIRING COMPLETE REFURBISHMENT SET ON A GENEROUS PLOT. On the ground floor you will find a living room, spacious kitchen and downstairs bathroom with separate toilet. Upstairs offers three bedrooms (2 doubles and 1 single). Outside offers a rear garden, mostly laid to lawn and a good sized driveway to the front. Additional benefits include a detached garage, gas central heating and double glazing. An ideal opportunity for a purchaser to create a lovely home to their specific taste.

Mayfield Drive is situated close to all local amenities including doctors, dentists, library and community centre. There are a number of well respected schools in close proximity. A regular bus service runs to Gloucester and Cheltenham and access to the M5 is just a short drive away.

**3 BEDROOMS; DOWNSTAIRS BATHROOM & SEPARATE WC;  
KITCHEN; LIVING ROOM; DETACHED GARAGE;  
OFF ROAD PARKING; DOUBLE GLAZING; GAS CENTRAL HEATING;  
IN NEED OF INTERNAL UPDATING**

Upvc double glazed front door leading to :

**ENTRANCE HALL :**

Fitted carpet. Radiator.

**LIVING ROOM : 16'2 x 9'9**

Upvc double glazed window to front. Cotswold stone fire surround hearth. Electric fire. Radiator.



**KITCHEN : 11'10 x 10'8**

Upvc double glazed window and door to rear. Radiator. Range of wall and base units with worktops. Stainless steel sink with drainer and chrome taps. Space for gas cooker and under counter appliances. Storage cupboard. Airing cupboard with hot water tank.



**DOWNSTAIRS BATHROOM :**

Upvc frosted double glazed window to rear. Wash hand basin with chrome taps. Bath with chrome taps. Wall mounted electric shower.

**CLOAKROOM :**

Low level WC. Upvc double glazed frosted window to side.

**FIRST FLOOR LANDING :**

Access to loft. Door to :

**BEDROOM 1 : 16'2 x 9'6**

Upvc double glazed window to front. Radiator.



**BEDROOM 2 : 15'0 x 8'0**

Upvc window to rear and side. Radiator. Storage cupboard.



**BEDROOM 3 : 8'10 x 7'11**

Upvc window to rear. Radiator.



**EXTERIOR :**

**FRONT GARDEN :**

Mainly laid to lawn with driveway for several vehicles. Iron gate to rear garden.

**REAR GARDEN :**

Mainly laid to lawn. Mature shrubs. Enclosed by close boarded fencing. Greenhouse.



**GARAGE :**

Detached garage with up and over door. Personnel door to side.

**NOTE :**

All measurements are approximate.

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**



**93 Mayfield Drive, Hucclecote, Gloucester. GL3 3DT**

Approx Total Area: 75.2 m<sup>2</sup> ... 810 ft<sup>2</sup>

Drawn by: [www.gloucesterenergy.solutions.co.uk](http://www.gloucesterenergy.solutions.co.uk)  
This plan is for layout guide only. Not drawn to scale, unless stated.  
Measurements are approximate.  
While every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and complexities before making any decisions based upon this plan.



# Energy Performance Certificate



93, Mayfield Drive, Hucclecote, GLOUCESTER, GL3 3DT

**Dwelling type:** Semi-detached house  
**Date of assessment:** 31 January 2019  
**Date of certificate:** 06 February 2019  
**Reference number:** 7798-1045-7249-6321-6980  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 71 m<sup>2</sup>

## Use this document to:

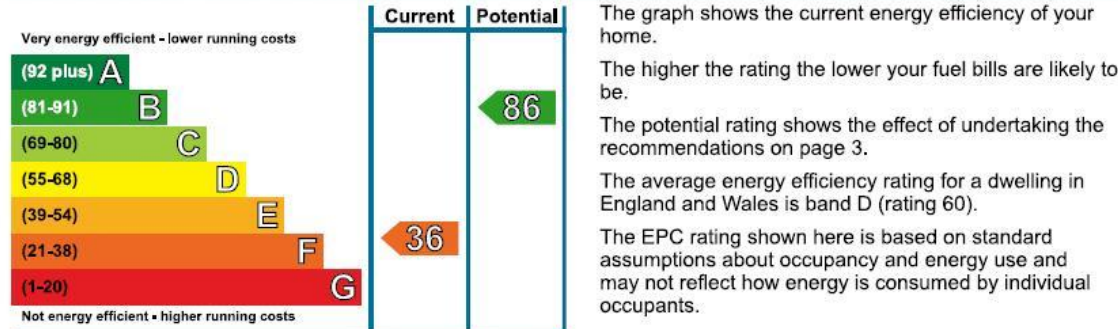
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,810</b>
<b>Over 3 years you could save</b>	<b>£ 2,415</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 159 over 3 years	
Heating	£ 2,631 over 3 years	£ 1,035 over 3 years	
Hot Water	£ 900 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 3,810</b>	<b>£ 1,395</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,302
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 126
3 Increase hot water cylinder insulation	£15 - £30	£ 150

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.