



**Hathorn Road, Hucclecote GL3 3UH**

**£429,950**



# Hathorn Road, Hucclecote GL3 3UH



- Flexible accommodation throughout
- Utility room and downstairs WC
- Two reception rooms
- Four double bedrooms with ensuite to master
- Built in wardrobes to master bedroom, 3 and 4
- Generously sized rear garden
- Off road parking
- No onward chain
- EPC C74
- Tewkesbury Borough Council - Tax Band E (£2,578.48 per annum 2024/25)

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£429,950**

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## Hallway

Composite front door, radiator, stairs to first floor, under stair storage, doors to-

## Study

Double glazed window to front, oak flooring, radiator.

## Living Room

Double glazed window to front, radiator, open archway leading to-

## Kitchen/Diner

Double glazed window overlooking rear garden. Large open plan space great for entertaining. The kitchen is fitted with a range of work surfaces with cupboards and drawers under, wall cupboards, island breakfast bar, electric oven with gas hob and extractor hood, space for fridge/freezer. Radiator. French doors to rear garden.

## Utility Room

Work surface with cupboard under, wall cupboards, space for two under counter appliances. Radiator. Door to rear garden.

## Cloakroom

WC, wash hand basin, double glazed window to side. Radiator.

## Landing

Airing cupboard and doors off to all rooms. Access to loft.

## Bedroom One

Double glazed window overlooking the front, built in wardrobes, door to ensuite, radiator.

## En-Suite Shower Room

Double glazed obscure window to front, shower cubicle, WC and vanity wash hand basin.

## Bedroom Two

Double glazed window to front, radiator.

## Bedroom Three

Double glazed window overlooking rear garden, built in double wardrobe, radiator.

## Bedroom Four

Double glazed window overlooking rear garden, built in double wardrobe, radiator.

## Bathroom

Double glazed obscure window to rear, bath with shower over, wash hand basin, WC, tiled splash backs.

## Outside

To the front of the property is driveway parking for two vehicles leading to the front storm porch. An area of lawn with mature shrubs. 7KW electric vehicle charging point. Timber gated side entrance to rear. The rear garden is mainly laid to lawn with patio and BBQ area perfect for entertaining. Timber fencing and brick wall to boundaries. Outside light and tap. Wooden storage shed with concrete base.

## Location

Hathorn Road is located within the popular area of Hucclecote. With various local amenities to include the local junior schools Hillview and Dinglewell as well as access to a number of secondary and grammar schooling being located within the City. A short distance away is access to the M5 providing ideal links to Birmingham and Bristol whilst a direct line to London Paddington can be located at Gloucester Station. Whilst the immediate locality offers various walks and open spaces within arguably one of Gloucester most desirable established residential areas. Access to the Countryside is a short walk or cycle ride away aswell as a children's play area, Hucclecote Green and meadows within close proximity.

## Material Information

Tenure: Freehold.

Council Tax band: Tax band E

Local authority and rates: Tewkesbury Borough Council -(£2,578.48 per annum 2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

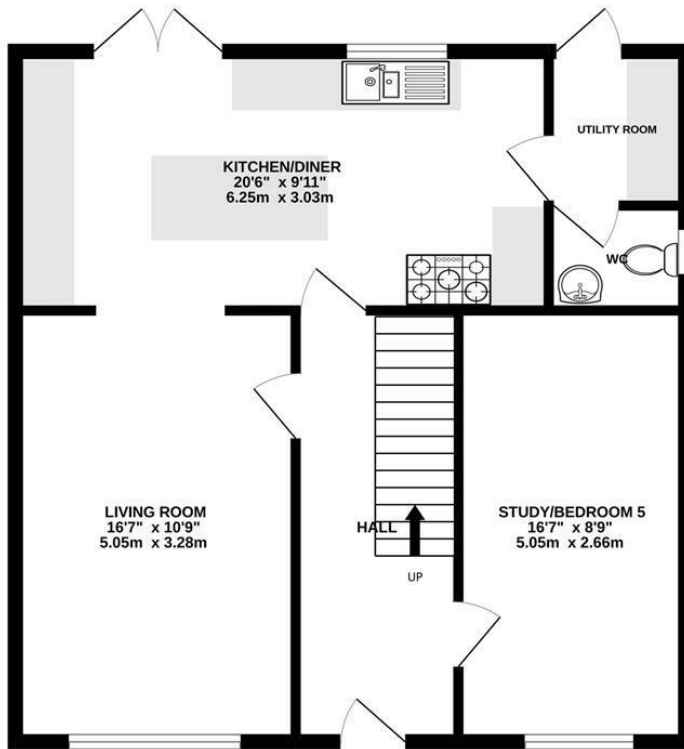
Heating: Gas Central heating.

Broadband speed: Basic 9Mbps, Superfast 59Mbps, Ultrafast 1000Mbps

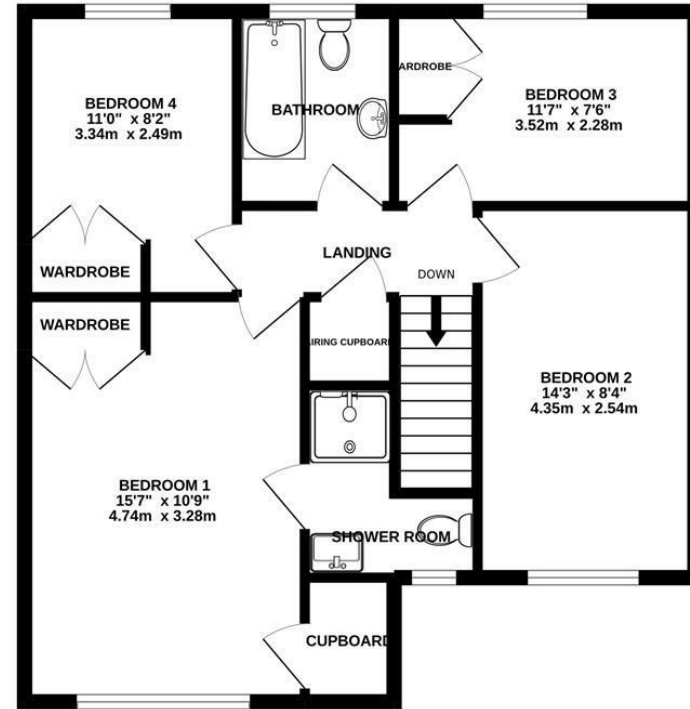
Mobile phone coverage: Vodafone, O2, EE and Three.



**GROUND FLOOR**  
683 sq.ft. (63.5 sq.m.) approx.



**1ST FLOOR**  
628 sq.ft. (58.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

