



Brookfield Road, Hucclecote GL3 3HJ

£360,000



Brookfield Road, Hucclecote GL3 3HJ

• Cul de sac location • Chain free • Four bedrooms • Two reception rooms • Offering vast potential • Good sized west facing rear garden • Off road parking and garage • Close to playing field and Primary school • Local Authority- Gloucester City Council Tax Band D- £2138.06 (2024/2025) • EPC rating E54



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Entrance Hall

Radiator, stairs to first floor, large understairs storage cupboard.

Integral Garage

Up and over door to front elevation, window to side elevation, power and lighting, wall mounted boiler, door to hall.

Living Room

Double-glazed window to front elevation, radiator, fireplace with inset gas fire.

Dining Room/Family Room

Double-glazed windows to rear and side elevations, radiator..

Kitchen

Double-glazed window to rear elevation, a range of matching wall and base units with laminate work surface over, inset one-and-a-half bowl stainless sink, space for freestanding cooker, space for fridge freezing, door to;

Utility Room

Double glazed doors to both front and rear elevations, wall mounted cupboard, space and plumbing for washing machine.

Landing

Storage cupboard, radiator, access to loft via a hatch which is boarded with a light and an integrated ladder. The loft measures 6.46m x 4.46m.

Bedroom One

Double glazed window to front elevation, radiator, fitted wardrobes.

Bedroom Two

Double glazed window to rear elevation, radiator, fitted wardrobes and drawers.

Bedroom Three

Double-glazed window to front elevation, radiator.

Bedroom Four

Double-glazed window to rear elevation, radiator.

Bathroom

Double-glazed obscure window to side elevation, bath with shower over, wash hand basin in vanity unit, heated towel rail, modern tiled flooring, tiled splash backs.

WC

Double-glazed obscure window to side elevation, WC, modern tiled flooring.

Outside

To the front of the property, there is a driveway providing off-road parking with access to the garage. To the rear of the property, there is a West facing garden which is low maintenance and is mainly laid to lawn with a paved patio area.

Material Information

Tenure: Freehold.

Council Tax Band: Tax Band D

Local Authority and Rates: Gloucester City Council; £2138.06 (2024/2025)

Electricity supply: Mains

Water supply: Mains

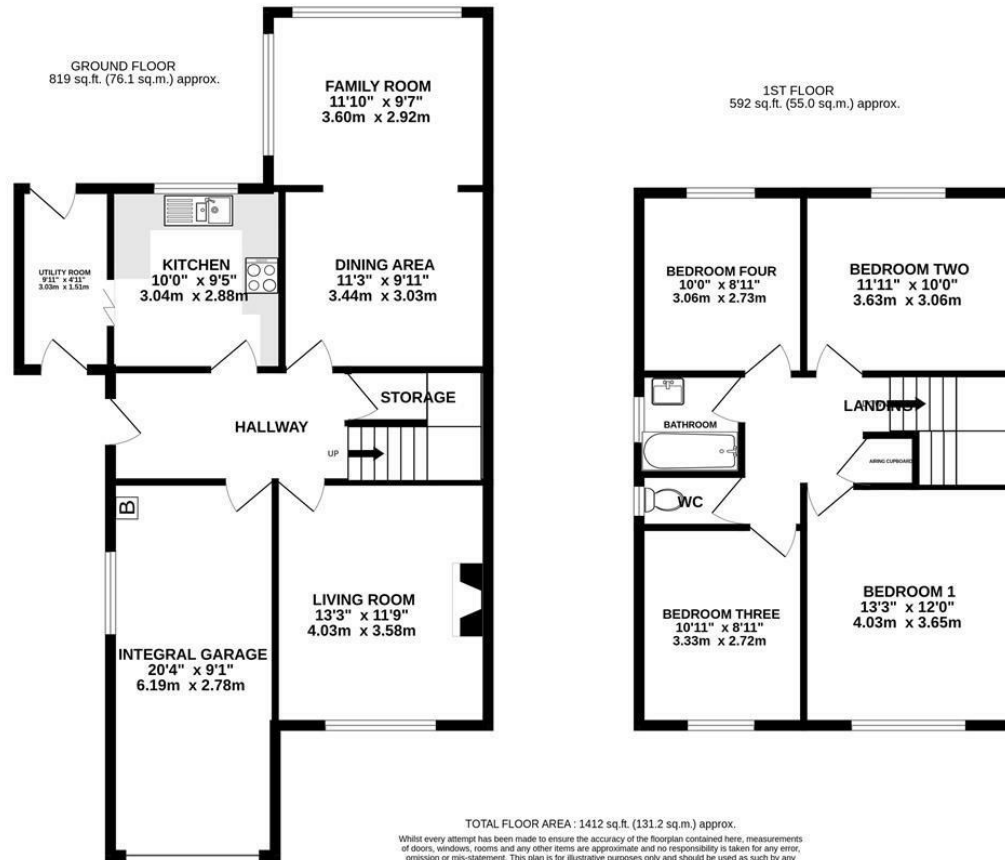
Sewerage: Mains

Heating: Gas central heating

Broadband speed: Standard 16 Mbps, Superfast 45 Mbps, Ultrafast 1000 Mbps.

Mobile phone coverage: EE, Three, O2 and Vodafone





Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

