



21 Hathorn Road, Hucclecote GL3 3UH
£435,000



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- Versatile accommodation
- Downstairs bedroom five/study and en suite shower room
- En suite shower room to master bedroom
- Fitted wardrobes in all bedrooms on the first floor
- Cul de sac location
- Large conservatory
- Low maintenance landscaped garden
- Gas central heating and double glazing throughout
- Tewkesbury Borough Council - Tax Band E £2,578.48 per annum (2023/24)
- EPC rating C74

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£435,000

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Hall

Wood effect tiled flooring, stairs to first floor, radiator, under stairs cupboard.

Living Room

Laminate flooring, window to front, radiator, marble fire surround with inset gas fire, double doors to;

Dining Room

Laminate flooring, radiator, doors to conservatory, and door to;

Kitchen

A range of matching base and wall units with laminate work surface over. inset one and a half bowl ceramic sink, integrated double oven, microwave, electric hob and dishwasher, underfloor heating, wood effect tiled flooring, space and plumbing for a washing machine, space for fridge/freezer, door to garden.

Conservatory

Tiled flooring, radiator, single and double doors to garden.

Shower Room

WC, wash hand basin, shower cubicle with electric shower, window to side, heated towel rail, door to;

Bedroom Five/Study

Laminate flooring, window to front, radiator, access to loft via hatch.

On The First Floor

Landing

Airing cupboard, access to loft via hatch, doors to all bedrooms, and family bathroom.

Bedroom One

A large main double bedroom with double glazed window overlooking the front, built in wardrobes, door to en-suite, radiator.

En Suite Shower Room

Obscure window to the front, shower cubicle, WC and wash hand basin, heated towel rail, tiled splash backs.

Bedroom Two

Double bedroom, built-in wardrobes, window to the front, radiator.

Bedroom Three

Double bedroom, window to the rear, radiator.

Bedroom Four

Double bedroom, built-in wardrobes, window to the rear, radiator.

Family Bathroom

Obscure window to rear, bath with shower over, wash hand basin, WC, tiled splash backs, heated towel rail, tiled splash backs.

Outside

To the front of the property you have driveway parking for two to three cars. There is a side entrance leading you to the rear garden. To the rear of the property, there is an enclosed and low-maintenance garden mainly laid to lawn with a paved patio seating area.

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 as well 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 (2023/24)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

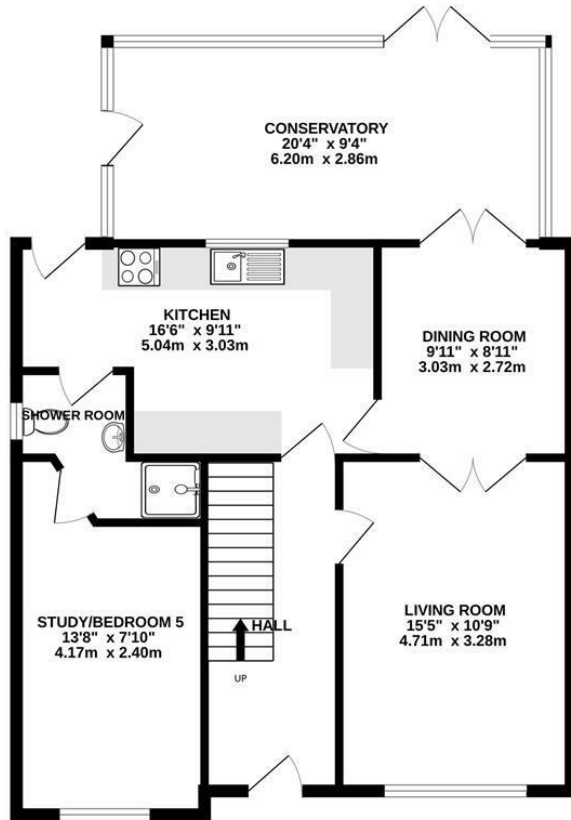
Heating: Gas Central heating

Broadband speed: Basic 10Mbps, Superfast 62Mbps, Ultrafast, 1000Mbps

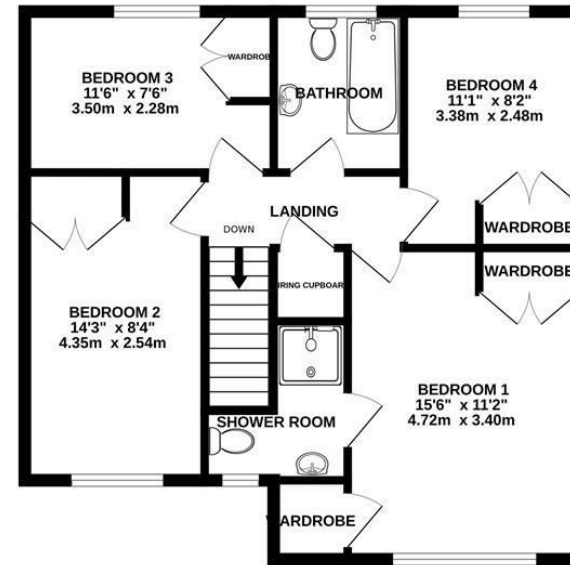
Mobile phone coverage: Vodafone, O2, EE and Three.



GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1467 sq.ft. (136.3 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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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.

Energy Efficiency Rating		Current	Potential
100 (100)	A		
81-91	B		
62-80	C	74	82
43-61	D		
25-42	E		
10-24	F		
1-9	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



