



Hucclecote Road, Hucclecote GL3 3TR
£370,000



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• Extended family home • Four double bedrooms • Open plan living accommodation • Modern kitchen • Downstairs bathroom and upstairs shower room • Private rear garden • Facility for wheelchair lift • Close to local amenities, transport links and schools • Gloucester City Council - Tax Band D- £2138.06 per annum (2024/2025) • EPC rating D67

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£370,000

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Porch

Door to:

Entrance hall

Stairs to first floor.

Kitchen

Double-glazed window to front elevation, a range of matching modern wall and base high gloss units with work surface over, inset one bowl white ceramic sink and mixer taps, integrated appliances to include hob with stainless steel extractor hood over, double oven and dishwasher, space for freestanding fridge freezer, laminate flooring, double glazed door to side elevation.

Bathroom

Double-glazed obscure window to side elevation, bath with shower over, wash hand basin, WC, tiled splash backs, vinyl flooring, heated towel rail, extractor fan.

Living room

Doubled glazed window to rear elevation, radiator, opening into:

Dining room

Radiator, opening into:

Snug

Double glazed French doors and windows to rear elevation, Velux window.

Store

Power and light.

On the first floor

Landing

Loft access via hatch which is partially boarded with an integrated ladder and light, utility cupboard housing washing machine and tumble drier.

Bedroom One

Double-glazed window to rear elevation, radiator.

Bedroom Two

Double-glazed window to rear elevation, radiator.

Bedroom Three

Double-glazed window to front elevation, radiator.

Bedroom Four

Double-glazed window to front elevation, radiator.

Shower room

Double-glazed obscure window to side elevation, corner shower cubicle, vanity wash hand basin and WC, tiled splash backs, heated towel rail, vinyl flooring.

Outside

To the front of the property, there is a block paved driveway providing off-road parking along with gated side access leading to the rear garden. The rear garden is private and features a patio seating area along with a gravelled path with lawn to each side. There is also outside lighting and a tap. There are also two wooden sheds and an additional wooden outhouse (3.84m x 2.34m) which is being used as a hobby room or could be used as a home office.

Garden Store

Up and over door to front elevation, power and light

Location

Various local amenities within Hucclecote 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. The immediate locality offers various walks and open spaces within arguably one of Gloucester's 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 D

Gloucester City Council - £2138.06 per annum (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband speed: Standard 18 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

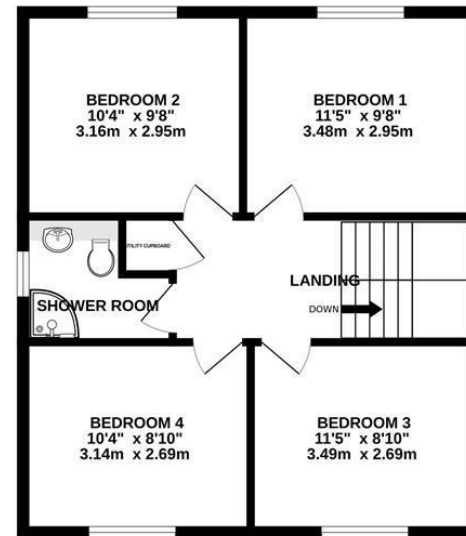
Mobile phone coverage: Vodafone, EE, Three and O2



GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (120.9 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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