



Berkeley Close, Hucclecote GL3 3TG
£325,000



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- Cul de sac location
- Garage and off road parking
- Downstairs cloakroom
- Kitchen/dining room
- Close to good transport links
- Well presented throughout
- Private rear garden
- Gas central heating and double glazing
- Tewkesbury Borough Council, Tax Band D - (£2,109.66 per annum 2024/25)
- EPC rating - C72

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£325,000

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Entrance hall

Storage cupboard, radiator, tiled flooring, stairs to first floor, doors to living room and;

WC

Double glazed window to front elevation, WC, corner wash hand basin, tiled splash backs, tiled flooring, radiator.

Living room

Double glazed window to front elevation, feature fireplace with electric fire, radiator, door to;

Kitchen/diner

Double glazed window and door to the garden, a range of matching wall and base highgloss units with wooden effect laminate work surface over, inset 1 1/2 bowl stainless steel sink and mixer taps, breakfast bar with space for undercounter freezer, integrated four ring gas hob and oven with extractor hood over, space and plumbing for washing machine, further space for undercounter fridge, wall mounted Worcester boiler, red metro tiled splash backs, radiator, understairs storage cupboard, laminate flooring.

On the first floor

Landing

Double glazed window to side elevation, access to loft via hatch, airing cupboard.

Bedroom one

Double glazed window to front elevation, radiator, built in double wardrobe.

Bedroom two

Double glazed window to rear elevation, radiator, built in double wardrobe.

Bedroom three

Double glazed window to rear elevation, radiator.

Bathroom

Double glazed obscure window to side elevation, bath with shower over, vanity wash hand basin with mixer tap, WC, stainless steel heated towel rail, tiled flooring, tiled splash backs, extractor fan, inset ceiling spot lights.

Outside

To the front of the property, there is ample off road parking with tandem parking in front of the garage as well as space directly in front of the property. There is gated side access leading you to the rear garden which is private and low maintenance. It features a paved patio area as well as lawn with mature shrub borders, wooden shed and an outside tap.

Garage

17'4" x 9'5" (5.30 x 2.88)

Up and over door to front elevation, power and lighting, space for tumble drier.

Location

Berkeley Close is located within the popular area of Hucclecote. 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'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

Tewkesbury Borough Council - (£2,109.66 per annum 2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

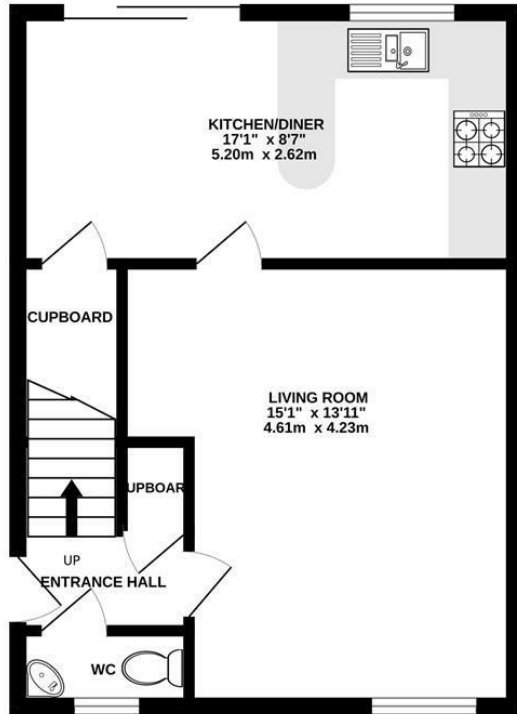
Heating: Gas central heating

Broadband speed: Standard 12 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

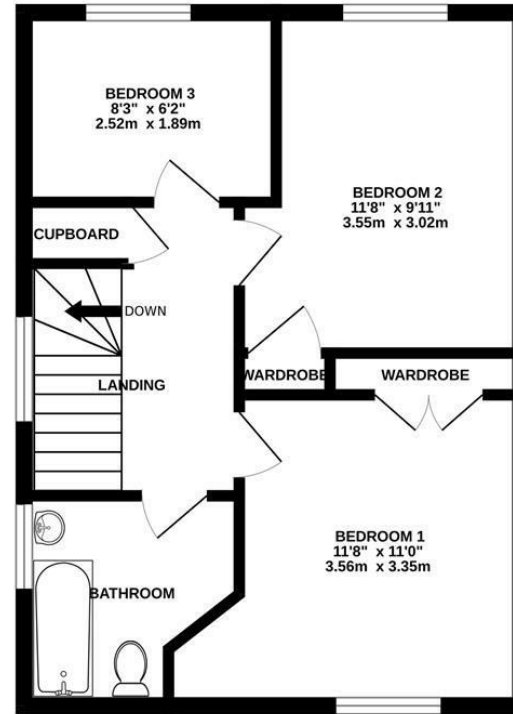
Mobile phone coverage: Vodafone, EE, Three and O2



GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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.

