



**10 Hathorn Road, Gloucester GL3 3UH**

**£242,500**



# 10 Hathorn Road, Gloucester GL3 3UH



- Situated at the end of a cul de sac
- Downstairs WC
- Modern shower room
- Two double bedrooms both with built in wardrobes
- Rear garden which is private and enclosed
- Tandem off road parking
- Gas central heating and double glazing
- Ideal first time buy or buy to let investment with a potential rental income of £950 pcm
- Tewkesbury Borough Council, Tax Band B - £1,640.84 per annum (2024/25)
- EPC rating C73

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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## Entrance hall

Vinyl flooring, radiator, stairs to first floor, doors to all downstairs rooms.

## WC

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

## Kitchen

Double glazed window to front elevation, a range of matching wall and base units with laminate wooden work surface over, inset 1 1/2 bowl sink and mixer tap, integrated four ring gas hob with electric oven and extractor hood over, space and plumbing for washing machine, space for fridge freezer, tiled splash backs, tiled flooring, wall mounted "Vaillant" boiler.

## Living/Dining room

Double glazed French doors and window to rear elevation, radiator, understairs storage cupboard.

## On the first floor

## Landing

Access to loft via hatch.

## Bedroom One

Two double glazed windows to rear elevations, two radiators, built-in wardrobe.

## Bedroom Two

Two double glazed windows to front elevations, two radiators, built-in wardrobe.

## Shower room

Vanity wash hand basin and WC, shower cubicle, extractor fan, marble effect wall panels, laminate wood vinyl flooring, heated towel rail.

## Outside

To the front of the property, there are two tandem off-road parking spaces and an area of gravel. To the rear of the property, there is an enclosed and private rear garden which is mainly laid to lawn with mature shrub borders, paved patio area, and wooden shed.

## Location

Various local amenities in the popular area of 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. 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 B

Tewkesbury Borough Council - £1,640.84 per annum 2024/25.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

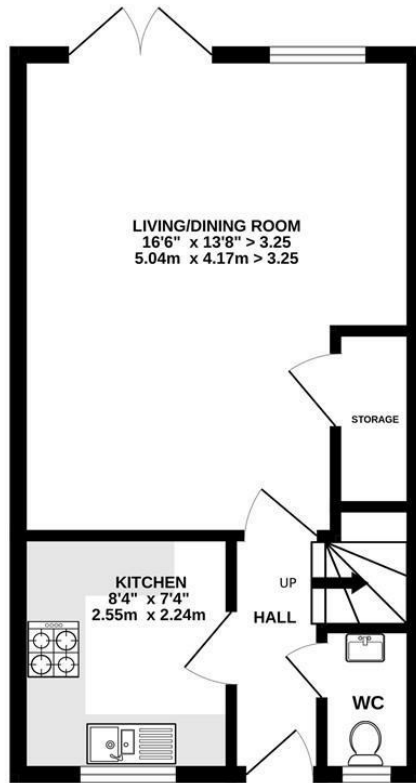
Heating: Gas central heating

Broadband speed: Standard 9 Mbps, Superfast 56 Mbps, Ultrafast 1000 Mbps

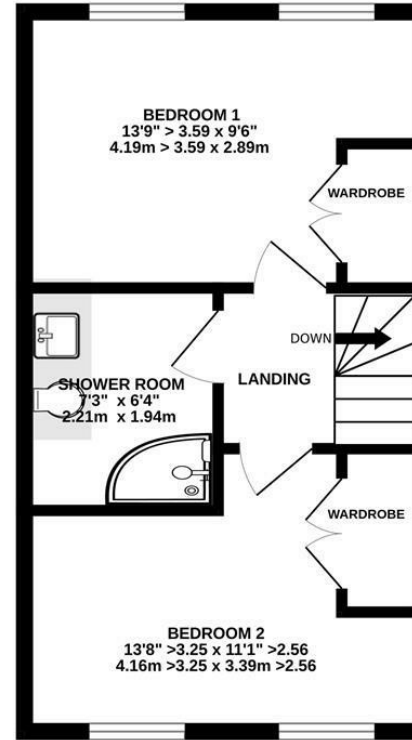
Mobile phone coverage: Vodafone, EE, Three and O2



GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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.

