



**20 Fircroft Close, Hucclecote GL3 3DW**  
**£400,000**



## 20 Fircroft Close, Hucclecote GL3 3DW

• Chain free • Off road parking • Beautifully presented throughout • En suite shower room to bedroom one • Large conservatory • Two reception rooms • Close to local amenities • Modern kitchen and bathrooms • Gloucester City Council, Tax band D - £2138.06 per annum 2024/25 • EPC Rating C71



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

[hucclecote@naylorpowell.com](mailto:hucclecote@naylorpowell.com)

[www.naylorpowell.com](http://www.naylorpowell.com)

**£400,000**

### Entrance Hall

Radiator, stairs to first floor.

### Living Room

Feature fireplace with inset gas fire, radiator, double glazed window to front elevation.

### Kitchen/Dining Room

A range of matching base and wall units with quartz worktop over, inset one-and-half bowl "Franke" sink with mixer tap, integrated "Bosch" appliances to include, double oven with microwave, dishwasher, fridge, washing machine, warming drawer, five ring induction hob with extractor over. Two radiators, wall mounted boiler, laminate flooring, double glazed window to rear elevation, under stairs cupboard, two sets of french doors to;

### Conservatory

Laminate flooring, two radiators, double glazed windows and dwarf walls to three elevations, french doors to the garden, blue glass roof to help prevent excess heat making this a useable space all year round.

### Lobby

Doors to cloakroom and garage.

### Cloakroom

WC, wash hand basin, radiator.

### Garage/Garden Store

Electric roller door to front elevation, power, and lighting, pedestrian door to rear.

### On the first floor

### Landing

Access to part boarded loft via integrated ladder, airing cupboard with hot water tank.

### Bedroom One

Built-in wardrobes, double-glazed window to front elevation, radiator, door to:

### En suite shower room

Large shower cubicle, wash hand basin with vanity unit under, WC, heated towel rail, double glazed obscure window to front elevation.

### Bedroom Two

Double glazed window to rear elevation, radiator, door to:

### Dressing room

Radiator, hanging rails, eaves storage access.

### Bedroom Three

Double-glazed window to rear elevation, radiator.

### Family bathroom

Panelled bath with shower attachment, wash hand basin with vanity unit under, WC, heated towel rail, double glazed obscure window to rear elevation.

### Outside

The front of the property has a concrete driveway providing off-road parking for two vehicles. With an area of lawn, mature shrubs, and gated side access to the rear garden.

The rear garden is low maintenance and consists of an area of lawn, paved paths, well-planted borders, a paved patio area, and an outside tap and double power point.

### Location

Various local amenities within Hucclecote include the local junior schools Hillview and Dinglewell as well as access to several secondary and grammar schools 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 2024/25

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

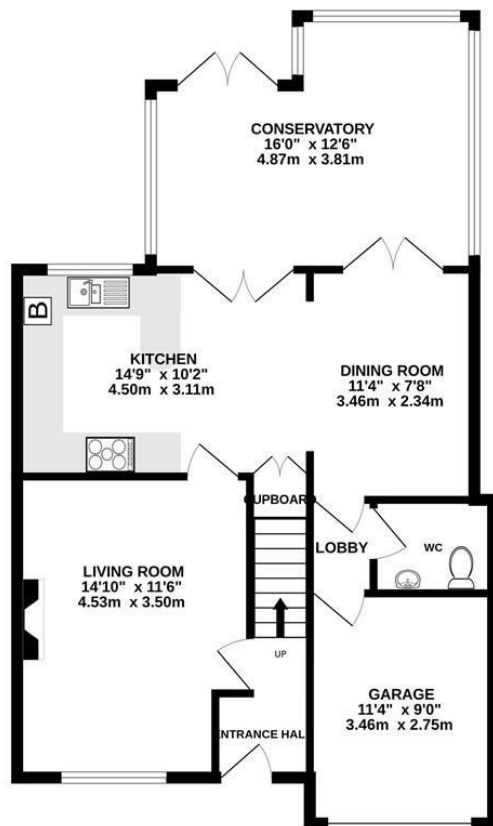
Heating: Gas central heating

Broadband speed: Standard 22 Mbps, Ultrafast 1000 Mbps

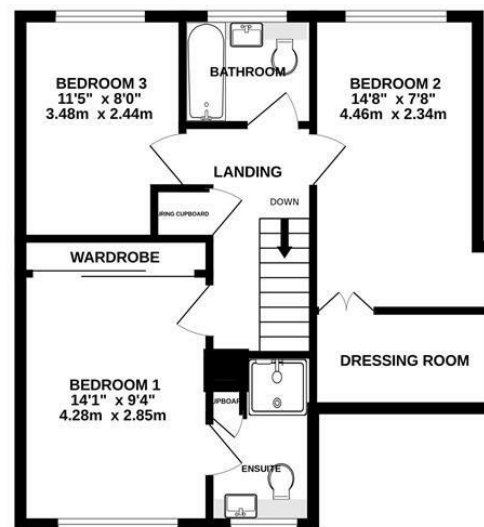
Mobile phone coverage: Vodafone, EE, Three and O2



GROUND FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 1292 sq.ft. (120.0 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.

