



James Way, Hucclecote GL3 3TE
£429,950



James Way, Hucclecote GL3 3TE



- Versatile accommodation to feature downstairs bedroom and shower room
- Modern Kitchen/Breakfast room
- Three reception rooms
- En suite to master bedroom
- Larger than average corner plot
- Off road parking
- Close to good transport links, facilities and schools
- Gas central heating and double glazing
- Tewkesbury Borough Council; Tax Band E; £2,578.48 per annum (2024/25)
- EPC Rating C70

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£429,950

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com

Entrance hall

Stairs to the first floor, understairs storage cupboard, radiator, tiled flooring.

Cloakroom

Double glazed obscure window to front elevation, WC, vanity wash hand basin, radiator, tiled flooring.

Living Room

Double glazed window to front elevation, two radiators, laminate flooring, opening to;

Dining Room

Radiator, laminate flooring, door to Kitchen/Breakfast Room and double-glazed patio doors leading into;

Conservatory

Double-glazed with French doors leading out into the garden, polycarbonate roof.

Kitchen/Breakfast Room

Double glazed windows to both rear and side elevations and door to garden, matching modern wall and base high gloss units with work surface over, one bowl composite sink with mixer tap, integrated appliances to include Neff hob, extractor hood, dishwasher, Bosch eye level double oven, space and plumbing for washing machine and tumble dryer, space for fridge and freezer, wall mounted Worcester boiler, storage cupboard, ceiling spotlights, tiled flooring, sliding door to;

Shower Room

Corner shower cubicle, vanity wash hand basin, radiator, tiled flooring, opening to;

Bedroom Five/Study

Double glazed window to front elevation, wall mounted electric heater.

First floor landing

Loft access via hatch which is partially boarded with a light, airing cupboard, inset ceiling spot lights.

Bedroom One

Double glazed window to front elevation, built-in wardrobe, radiator, door to;

Ensuite Shower Room

Double glazed obscure window to front elevation, shower cubicle, WC, vanity wash hand basin, heated towel rail, tiled splash backs, extractor fan.

Bedroom Two

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

Bedroom Three

Double-glazed window to front elevation, radiator.

Bedroom Four

Double-glazed window to rear elevation, radiator.

Bathroom

Velux roof light, bath with shower attachment, WC, wash hand basin, tiled splash backs, tiled flooring, heated towel rail.

Outside

To the front of the property, the driveway provides off-road parking for several cars and gated side access to both sides. To the rear of the property, the garden is mostly laid to lawn with mature trees and shrubs and a paved patio area. The garden then wraps around to the left-hand side of the property, creating more space. There are three sheds, outside taps to both the front and rear, and lighting.

Location

Located within the popular area of Hucclecote, various local amenities include the local junior schools Hillview and Dinglewell and 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.

Material Information

Tenure: Freehold.

Council Tax band: Tax band E

Local authority and rates: Tewkesbury Borough Council - (£2,578.48 per annum 2024/25)

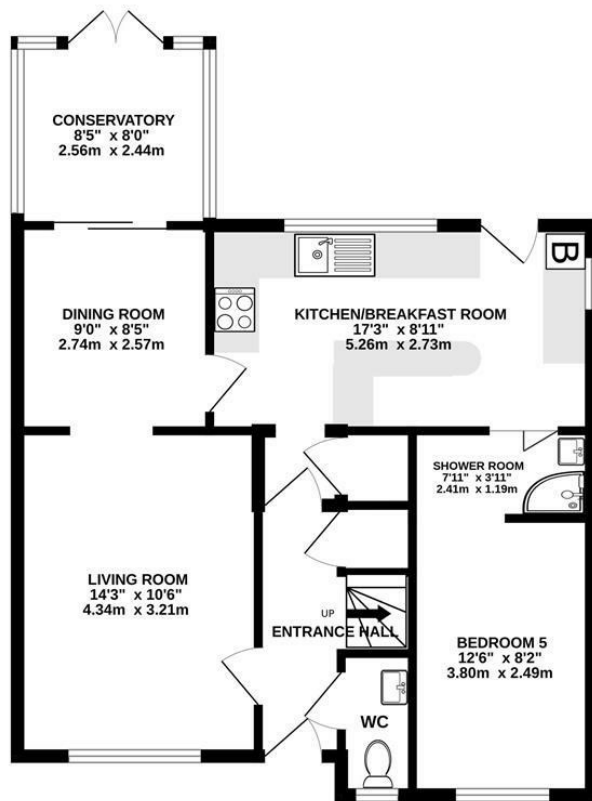
Electricity supply: Mains

Water supply: Mains

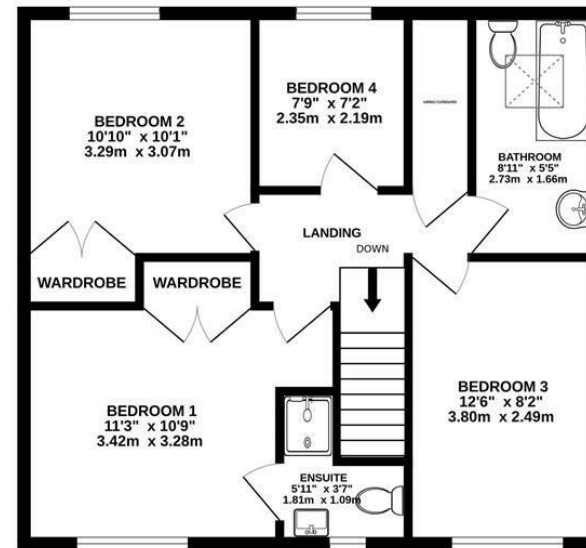
Sewerage: Mains

Heating: Gas Central heating.





GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.

TOTAL FLOOR AREA : 1244 sq.ft. (115.5 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.

Made with Metropix ©2024

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

