



Berkeley Close, Hucclecote GL3 3TG
£275,000



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- Close to local amenities, schools and good transport links
- Situated in a no through road
- Modern Kitchen and Bathroom
- Good sized Living/Dining Room
- Conservatory leading out into the low maintenance garden
- Driveway to the front providing off road parking for two cars
- Garage located underneath a Coach House with a further parking space in front
- Gas central heating and double glazing
- Tewkesbury Borough Council, Tax Band C - (£1,875.25 per annum 2024/25)
- EPC rating C75

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£275,000

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Entrance Hall

Stairs to the first floor, doors to all downstairs accommodation, radiator, storage cupboard, tiled flooring.

Kitchen

Double glazed window to front elevation, a range of matching wall and base units with laminate work surface over, inset one bowl sink with mixer taps and drainer unit, integrated appliances to include a four ring gas hob with extractor hood over, stainless steel splash back, electric oven, fridge freezer and washing machine, cupboard housing combi boiler, radiator, tiled flooring.

Living/Dining Room

Feature electric fireplace, two radiators, understairs cupboard, patio doors to:

Conservatory

Upvc double glazed, radiator, door to garden.

On The First Floor

Landing

Airing cupboard, access to part-boarded loft with light.

Bedroom One

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

Bedroom Two

Double glazed window to rear elevation, radiator.

Bedroom Three

Double glazed window to rear elevation, radiator.

Bathroom

A white suite comprising of a paneled bath with mixer taps with shower over and a shower attachment, WC, vanity wash hand basin with mixer tap, heated towel rail, tiled flooring, and walls, and extractor fan.

Outside

To the front of the property, there is a gravelled driveway providing off road parking for two cars and an outside tap. Side access leads to the rear garden. The rear garden is fully enclosed and is low maintenance, featuring a paved patio area with the rest of the garden currently laid with astro turf.

Garage

18'1" x 8'1" (5.52 x 2.47)

Up and over door to front elevation, parking in front for one vehicle.

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

Please note, although the house is Freehold. The garage which is located underneath a Coach House is Leasehold. There is a 999 year lease on the garage from 01/01/1994, with 969 years remaining.

Council Tax Band C

Tewkesbury Borough Council - (£1,875.25 per annum 2024/25)

Electricity supply: Mains

Water supply: Mains

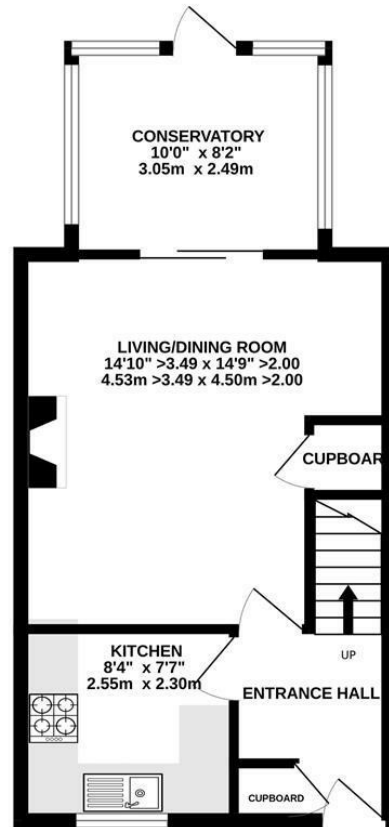
Sewerage: Mains

Heating: Gas central heating

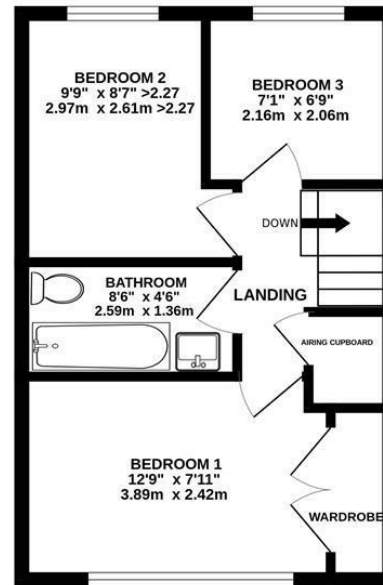
Broadband speed: Standard 12 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone (Likely), EE (Limited), Three (Limited) and O2 (Limited)





GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.

TOTAL FLOOR AREA : 729 sq.ft. (67.8 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.

