



**18 Trevor Road, Gloucester GL3 3JL**

**£279,950**



# 18 Trevor Road, Gloucester GL3 3JL



- Three double bedrooms
- In need of updating
- Private and enclosed large rear garden
- Grounds of the property are approaching 0.13 of an acre
- Perfect project for someone looking to create their forever home
- Close to local amenities and transport links
- Potential to extend subject to obtaining the relevant planning permissions
- Chain free
- Gloucester City Council - Tax Band C (£1900.50 per annum)
- EPC Rating D64

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## Entrance Hall

Stairs to first floor, doors to the downstairs accommodation, radiator, understairs cupboard.

## Living Room

Double glazed bay window to the front elevation, radiator.

## Dining Room

Electric fireplace, radiator, French doors to the rear leading you to the garden room.

## Garden Room

Sliding doors to the rear.

## Kitchen

Double glazed window to the side elevation, a range of wall and base units with laminate work surface over, inset one bowl stainless steel sink and drainer unit, space for a cooker, space for further white goods, door to;

## Lobby

W/C, storage cupboard, access to garage.

## On the first floor

## Landing

Doors to upstairs accommodation.

## Bedroom One

Double glazed bay window to the front elevation, radiator.

## Bedroom Two

Double glazed window to the rear elevation, radiator, built in storage space with boiler.

## Bedroom Three

Double glazed window to the side elevation, radiator.

## Shower Room

Double glazed obscure window to the front elevation, radiator, WC, wash hand basin, walk-in shower cubicle, tiled splash backs.

## Outside

To the front of the property, there is a driveway providing off-road parking. To the side of the property, you have an area of lawn which gives the possibility to add additional parking, should it be required.

The rear garden is mainly laid to lawn with an abundance of mature trees, shrubs, and plants. There is also a patio area perfect for dining and entertaining. Grounds of the property are approaching 0.13 of an acre.

## Garage

Up and over door to the front elevation, windows to the side and rear elevations, door to the rear elevation leading you to the back garden.

## Location

Located southeast of the historic Gloucester City Centre, Trevor Road is located within the popular area of Hucclecote. Various local amenities include the 'Good' Ofsted-rated local Dinglewell Junior school 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 C

Gloucester City Council - £1900.50 per annum 2024/25

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

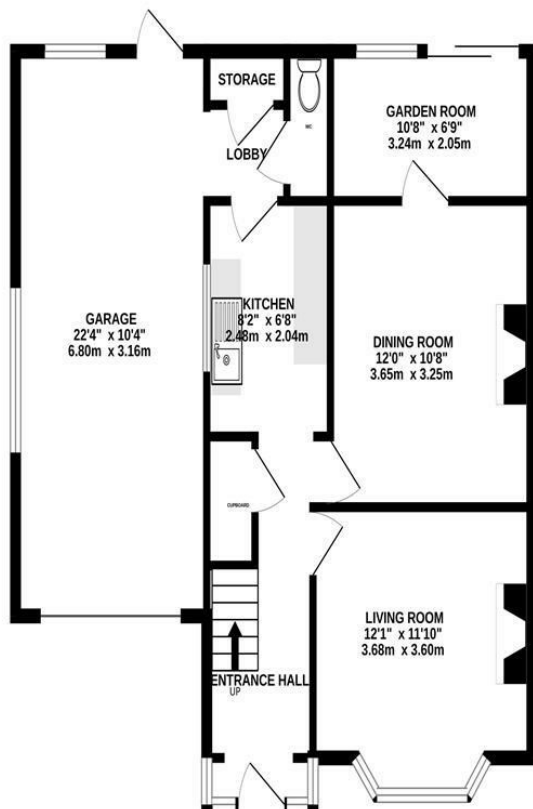
Heating: Gas central heating

Broadband speed: Standard 14 Mbps, Superfast 75 Mbps, Ultrafast 1000 Mbps

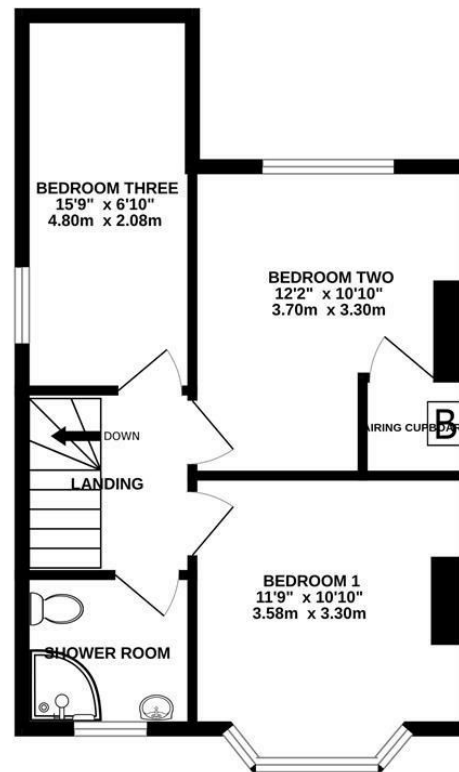
Mobile phone coverage: Vodafone (Limited), EE (Limited), Three (Limited) and O2 (Likely)



GROUND FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.5 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.  
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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.

