



66 Millfields, Hucclecote GL3 3NH
£345,000



66 Millfields, Hucclecote GL3 3NH



- Private and large enclosed rear garden
- In need of some updating
- Chain free
- Close to local amenities and transport links
- Large grounds approaching 0.15 of an acre
- Close to good schools
- Parking and garage
- Sought after location
- Gloucester City Council - Tax Band D (£2138.06 per annum 2024/2025)
- EPC Rating D65

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£345,000

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com

Entrance Hall

Doors to all downstairs accommodation, stairs to first floor, radiator.

WC

Double-glazed obscure window to the front elevation, WC, wash hand basin, and radiator.

Living Room

Two double-glazed windows to the front elevation, two radiators, gas fireplace, double-glazed patio doors to the rear, doors to the hallway, and opening to-

Dining room

Large storage cupboard, radiator, door to hallway and folding doors to -

Kitchen

Wall mounted Worcester boiler, matching wall and base units, 1 1/2 bowl sink, space for a washing machine, under counter fridge, free standing cooker, double glazed window to the rear elevation, door to garden.

On the first floor

Landing

Loft access via hatch which is partly boarded with light and ladder, airing cupboard housing hot water cylinder, double glazed window to the side elevation.

Bedroom One

Two double glazed windows, one to the front elevation and the other to the right elevation, radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to the rear elevation, radiator.

Bathroom

Double glazed obscure window to the side elevation, panelled bath with electric shower over, WC, wash hand basin, radiator.

Outside

To the front of the property is a block-paved driveway providing off-road parking and vehicular access to the garage. There is also an area of lawn, mature shrubs, and planting. The large rear garden is mainly laid to lawn with abundant mature trees, shrubs, and plants all lovingly tended over the years. There is also a patio area perfect for dining and entertaining along with a greenhouse and kitchen garden area.

Garage

18'0" x 8'7" (5.49 x 2.64)

Up and over door to the front, power and light, window to the rear elevation, and a door to the rear leading you to the garden.

Location

Located within the popular area of Hucclecote where there are various local amenities including 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.

Material Information

Tenure: Freehold.

Council Tax Band: Tax Band D

Local Authority and Rates: Gloucester City Council; £2138.06 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

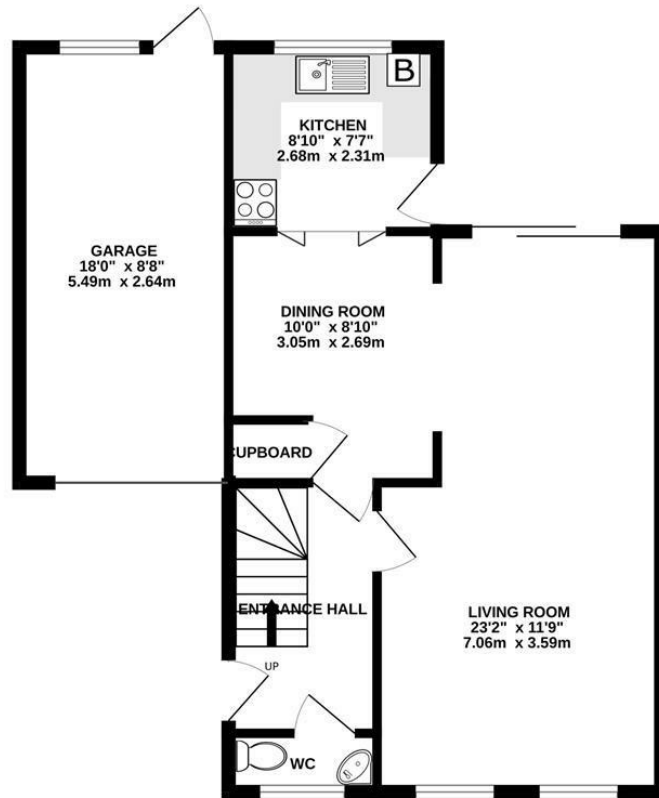
Heating: Gas central heating

Broadband speed: Standard 15 Mbps, Superfast 75 Mbps, Ultrafast 1000 Mbps.

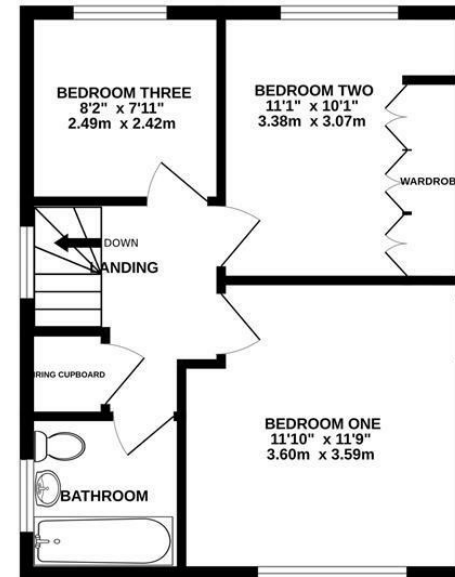
Mobile phone coverage: EE (Limited), Three (Limited) 02 (Likely) and Vodafone (Likely).



GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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.
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.

