



26 Hurcombe Way, Brockworth GL3 4QP
£365,000



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• Three double bedrooms • Good sized rear garden • Close to local amenities and transport links • Off road parking • Gas central heating and double glazing • Close to good schools • Downstairs WC • Conservatory • Tewkesbury Borough Council £2000.11 (2025/2026) • EPC D63

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£365,000

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Entrance hall

Stairs to first floor, radiator, understairs storage cupboard, doors to living room, dining room, and kitchen.

WC

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

Kitchen

Double-glazed window to the rear elevation, double-glazed door to the side, a range of matching wall and base units with laminate work surface over, inset one-bowl stainless steel sink, space for a washing machine, dishwasher, fridge, freezer, integrated oven, and induction hob with extractor fan over. Door to;

Living/Dining Room

Double-glazed bay window to the front elevation, electric fireplace, radiator. Sliding doors to;

Conservatory

Double-glazed windows to the side and rear elevation, patio doors leading to the rear garden.

On the first floor

Landing

Double-glazed window to side elevation, access to loft, storage cupboard with boiler.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double-glazed window to the rear elevation, radiator.

Bathroom

Double-glazed obscure window to the side elevation, bath with shower over, WC, wash hand basin, heated towel rail.

Outside

To the front and side of the property, there is a driveway providing off-road parking as well as an area of lawn. To the rear of the property you have a good-sized and enclosed garden, mainly laid to lawn with mature shrubs and hedge borders, a greenhouse, and a paved patio seating area.

Garage

22'7" x 9'0" (6.9 x 2.75)

Up and over door to the front, door to the side, power and lighting.

Location

Brockworth is well located between Cheltenham and Gloucester and enjoys a range of local amenities including; Shops, a Library, a Supermarket, Pubs, and Restaurants. There is a selection of Primary and Secondary Schools within the local area and regular bus services. Brockworth business park and shopping park are a short distance from the property and junction 11A of the M5 motorway is within easy access.

Material Information

Tenure: Freehold.

Council Tax Band: Tax Band C

Local Authority and Rates: Tewkesbury Borough Council £2,000.11 (2025/2026)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

Broadband speed: Standard 7 Mbps, Ultrafast 10000 Mbps.

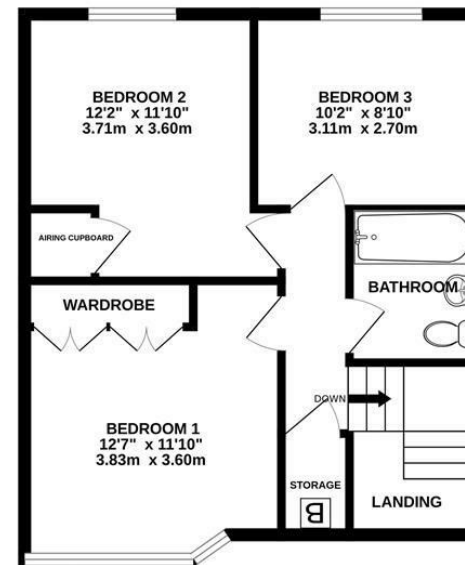
Mobile phone coverage: EE (Likely) O2 (Likely) Vodafone (Likely) and Three (Likely)



GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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.

