



211 Hucclecote Road, Brockworth GL3 3TZ
Offers In Excess Of £800,000



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• Recently re-decorated • Chain Free • Established front and rear gardens of approximately 0.70 of an acre • Ample off road parking • Close to local schools and amenities • Close to good transport links • Popular location • Potential development opportunity subject to planning permission • Tewkesbury Borough Council - Tax Band E (£2,750.16 per annum 2025/26) • EPC D55



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com

Offers In Excess Of £800,000

Entrance Hall

Double-glazed window to the front and side elevation, radiator, stairs to the first floor, doors to all downstairs accommodation.

Living Room

Double-glazed bay window to the front elevation, radiator, inset feature fireplace.

Kitchen/Dining Room

Three double-glazed windows to the side elevation, a single-glazed window to the side elevation, double doors leading into the conservatory, matching wall and base units with worktops over, inset 1 1/2 stainless steel bowl sink, an integrated electric hob, an integrated oven, space for a fridge freezer, space for a dishwasher, and a radiator.

Family Room

Single-glazed double doors leading into the conservatory, two single-glazed windows either side, radiator, and inset feature fireplace.

Conservatory

Single-glazed windows to the front elevation. Double-glazed window to the side elevation, space for a washing and drying machine.

Stairs to the first floor

Landing

Access to all first-floor accommodation, double-glazed window to the side elevation.

Bathroom

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

Bedroom One

Double-glazed window to the front elevation, radiator.

Bedroom Two

Double-glazed window to the rear elevation, radiator.

Bedroom Three

Double-glazed window to the side elevation, radiator.

Stairs to the second floor

Bedroom Five/Dressing Room

Boiler, double-glazed window to the side elevation, doors to the eaves storage, radiator, door to;

Bedroom Four

Double-glazed window to the front elevation, double-glazed Velux window, doors to eaves storage, radiator.

Outside

To the front of the property is a driveway providing off-road parking along with a lawned area with mature trees and shrubs. To the rear of the property you have a larger than average garden which makes up a large part of the 0.70 of an acre of grounds is a particularly unique feature of this property. The rear of the property is mainly laid to lawn with various mature trees and shrubbery.

Outside toilet

WC, wash hand basin.

Workshop

Power and lighting, single glazed windows to both side elevations.

Location

Situated on the old Roman road that connects Gloucester with Barnwood, Hucclecote, and Cirencester. Local facilities include Tesco, Greggs, Costa Coffee, Subway, Badham's Chemist and gym. Cheltenham town centre is only six or so miles distant.

Material Information

Tenure: Freehold.

Council Tax band: Tax band E

Local authority and rates: Tewkesbury Borough Council - (£2,750.16 per annum 2025/26)

Electricity supply: Mains

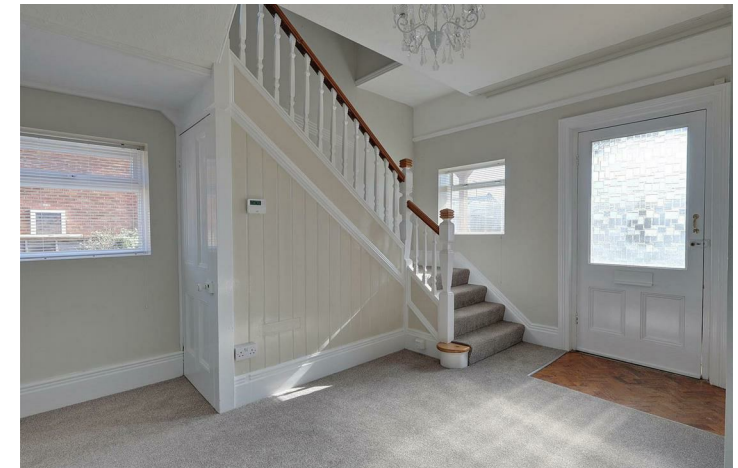
Water supply: Mains

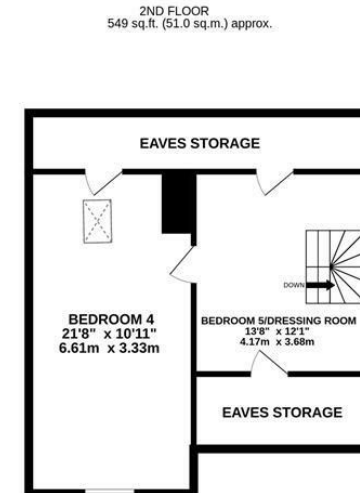
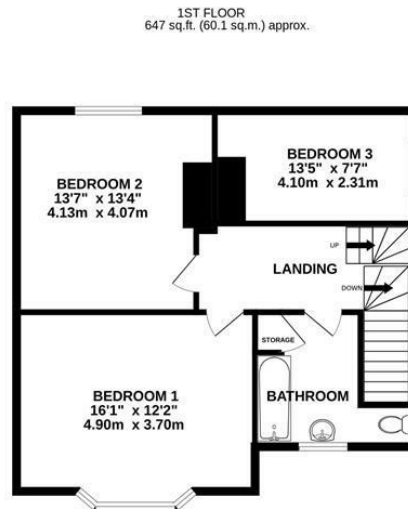
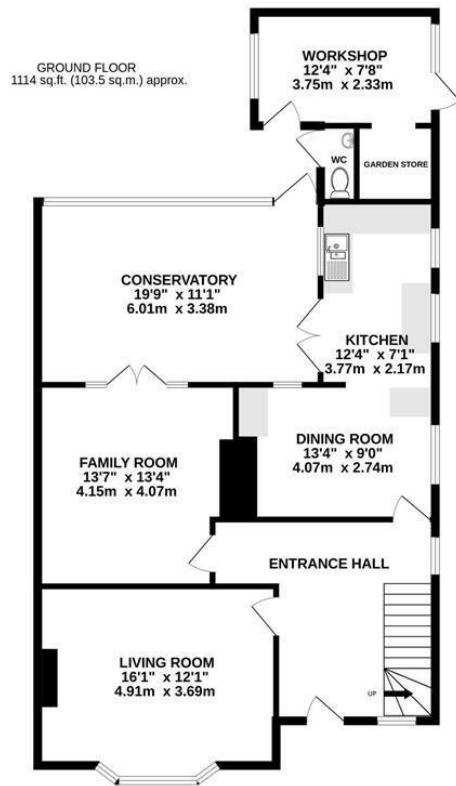
Sewerage: Mains

Heating: Gas Central heating.

Broadband speed: Standard 10Mbps, Ultrafast 1000Mbps

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





TOTAL FLOOR AREA : 2310 sq.ft. (214.6 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.

