



Flat 6, Brensham Court Hucclecote Road, Hucclecote GL3 3TS
£175,000



Flat 6, Brensham Court Hucclecote Road, Hucclecote GL3 3TS



• Chain Free • Garage with power and light • Communal gardens • Gas central heating • Potential rental income of £950 PCM • Ideal first time buy or buy to let • Close to local amenities and good transport links • Leasehold - 118 years remaining • Gloucester City Council; Tax Band B - £1,741.26 (2025/2026) • EPC Rating C75

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£175,000

01452 941950

hucclecote@naylorpowell.com

www.naylorpowell.com

Entrance hall

Laminate flooring, radiator, cupboard housing boiler, storage cupboard, doors to all accommodation.

Kitchen

A range of matching base and wall units with worksurface over, one bowl sink with mixer tap, integrated electric hob and double oven, space for washing machine, dishwasher, fridge/freezer, storage cupboard. Double-glazed window to front elevation, tiled flooring and splashback, serving hatch to:

Living/Dining Room

Radiator, double-glazed window to front elevation.

Bedroom One

A range of built-in wardrobes and drawers, radiator, double-glazed window to rear elevation.

Bedroom Two

Radiator, double-glazed window to rear elevation.

Bathroom

Paneled bath with electric shower over, wash hand basin, WC, radiator, obscure double-glazed window to side elevation, laminate flooring, fully tiled walls.

Outside

To the front of the property is an area of lawn forming part of the communal grounds. To the rear of the property is a further area of lawn, which makes up the remainder of the communal grounds. There is a communal parking area, which is on a first come, first served basis, and vehicular access to the garage.

Garage

20'2" x 9'0" (6.15 x 2.75)

Power and light, up and over door to front elevation.

Location

The popular suburb of Hucclecote has lots to offer with a dentist, doctors surgery, an array of shops, transport links, and schools. Various local amenities include the Dinglewell Junior School as well as access to several secondary and grammar schools located within the city. A short distance away is access to the M5, providing ideal links to Birmingham and Bristol, while a direct line to London Paddington can be located at Gloucester Station. There are also regular bus services to both Cheltenham and Gloucester. The immediate locality offers various walks and open spaces within arguably one of Gloucester's most desirable established residential areas.

Material Information

Tenure: Leasehold: 295 years from and including 10/04/2012 to and including 29/09/2229, with 204 years remaining. Service charges approximately £600 per annum to include ground rent. Managed by Brensham Court Association.

Council tax band: Tax Band B

Local authority and rates: Gloucester City Council; £1,741.26 (2025/2026)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

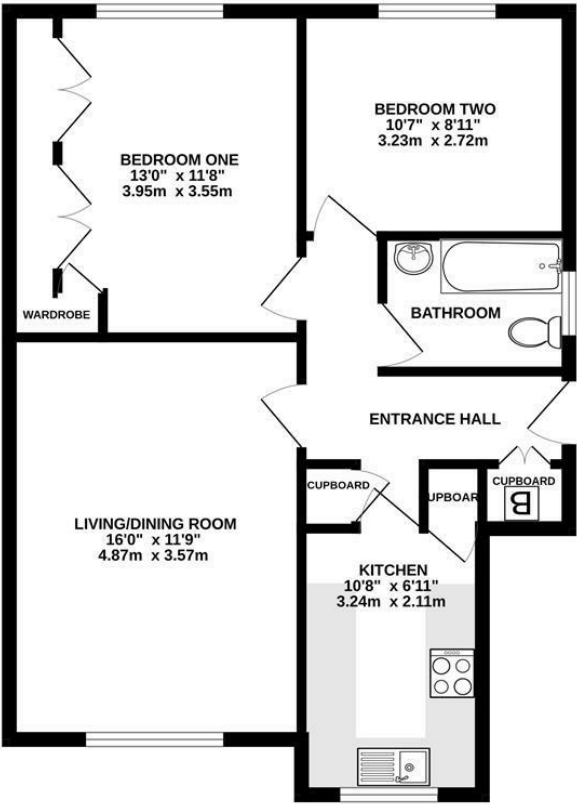
Heating: Gas

Broadband speed: Standard 16 Mbps, Superfast 80 Mbps, and Ultrafast 1000 Mbps.

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



GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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.
Made with Metreplex 12/2015

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.

