



**19 Larkhay Road, Hucclecote GL3 3NR**  
**£410,000**





# 19 Larkhay Road, Hucclecote GL3 3NR



• Popular location • En-suite shower room • Good transport links • Close to local schools and amenities • Good sized rear garden • External study with power and lighting • Gas central heating and double glazing • West facing garden • Gloucester City Council - (£1,990.01 per annum 2025/26) • EPC rating D67

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£410,000**

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**www.naylorpowell.com**

## Entrance Hall

Stairs to first floor, radiator, doors to living room, family room, and kitchen.

## Living Room

Double-glazed bay window to front elevation, carpet, electric fireplace, radiator, bi-fold doors to;

## Family Room

Double-glazed windows to rear and side elevation, radiator.

## Kitchen/Diner

Double-glazed patio doors to the rear, double-glazed door to the side, double-glazed window to the side elevation, a range of matching wall and base units with worktops over, inset 1 1/2 bowl sink, space for a gas or electric cooker, integrated undercounter fridge, space for a freezer, and space for a washing machine.

## On the first floor

## Landing

Doors to all first-floor accommodation, cupboard with integrated ladder to the loft room.

## Bedroom 1

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

## Bedroom 2

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

## Bedroom 3

Double-glazed window the rear, radiator, door to;

## En-Suite

WC, wash hand basin, shower cubicle, radiator.

## Family Bathroom

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

## Loft Room

Integrated ladder leading up to the loft room, double-glazed window to the side elevation, double-glazed Velux window, radiator, eaves storage.

## Outside

To the front of the property, you have a paved driveway providing off-road parking. To the rear of the property you have a beautiful, 130 foot long garden, half lawn, half vegetable patch along with a summer house, patio area, study, workshop, and a wooden shed. There is a lovely cherry tree and a variety of flower and shrub borders.

## Office

Double-glazed window to the side elevation, power, and lighting.

## Workshop

Double-glazed windows to the side and rear elevations, power, and lighting.

## Location

Located southeast of the historic Gloucester City Centre, the popular suburb of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include Dinglewell Junior school as well as access to several 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. 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. 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: Tax band C

Local authority and rates: Gloucester City Council - (£1,990.01 per annum 2025/26)

Electricity supply: Mains

Water supply: Mains

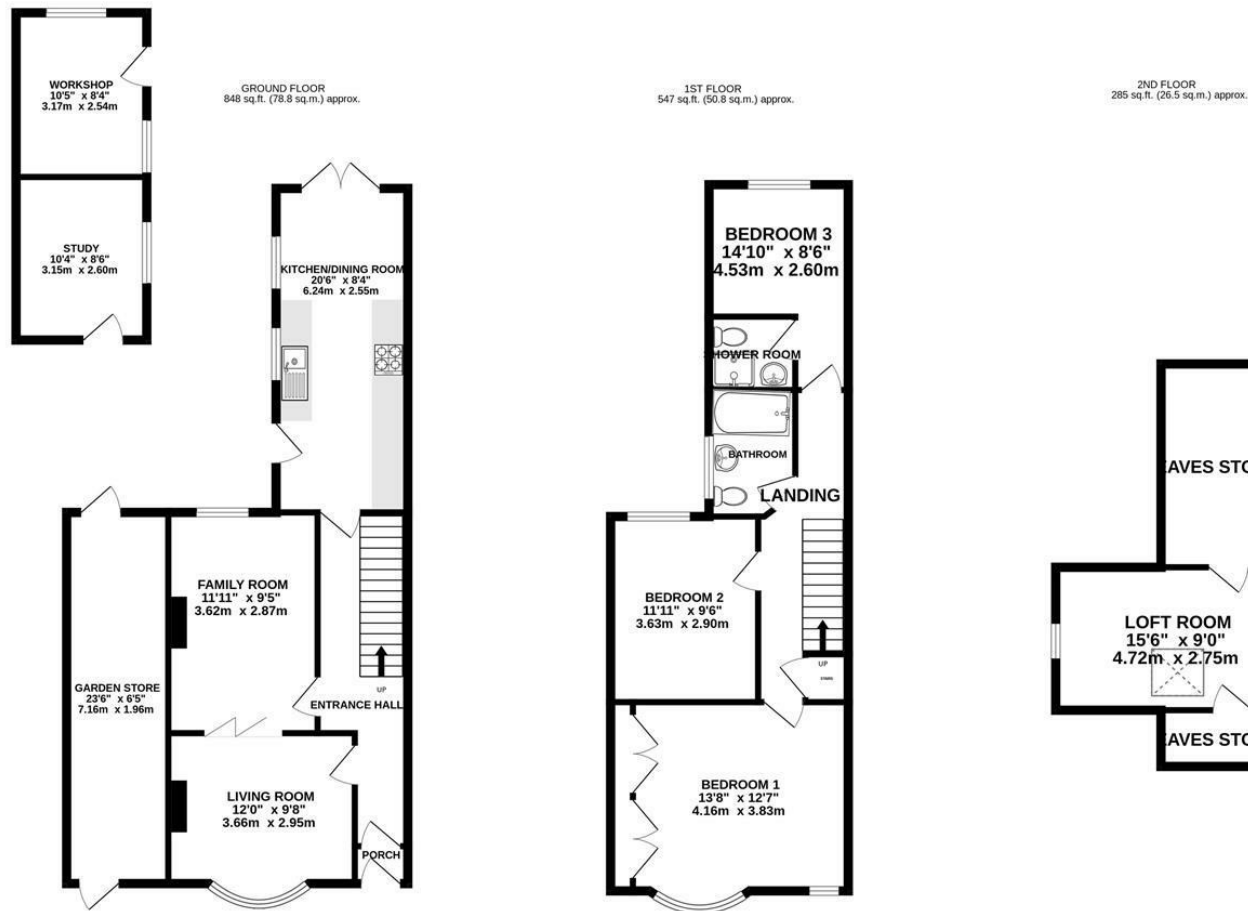
Sewerage: Mains

Heating: Gas Central heating.

Broadband speed: Standard 17Mbps, Superfast 80 Mbps, Ultrafast 1000Mbps

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





TOTAL FLOOR AREA : 1680 sq.ft. (156.1 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.

