



**62 Laynes Road, Hucclecote GL3 3PY**  
**£260,000**





## 62 Laynes Road, Hucclecote GL3 3PY

• Chain free • Located in a sought after suburb of Hucclecote • Garage • Off road parking • In need of some updating • Close to local amenities, bus routes and the motorway • South facing garden • Light and airy accommodation • Gloucester City City Council - Tax Band C - £1,990.01 per annum (2025/2026) • EPC rating TBC

**£260,000**



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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### Entrance Hall

Access to loft via hatch which has an integrated ladder and light, radiator, built-in cupboard, and doors to both bedrooms, living room and:

### Bathroom

Double-glazed obscure window to side elevation, radiator, built-in cupboard, WC, wash hand basin, bath with shower over.

### Bedroom One

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

### Bedroom Two

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

### Living Room

Double-glazed window to rear elevation, radiator, gas fire with tiled surround, door to:

### Kitchen

Double-glazed window to rear and side elevation, radiator, a range of wall and base units with worktops over, one bowl stainless steel sink with drainer unit, four ring gas cooker, space for washing machine and under counter fridge.

### Outside

To the front of the property is a block-paved driveway with parking for two vehicles, a lawn area with a planted border and gated side access. To the rear of the property is a single garage, a patio area with a paved path to the gravel area and a lawn with well-planted borders.

### Garage

18'2" x 8'6" (5.54 x 2.61)

Power and light, two windows to rear elevation, pedestrian door to side (currently not in use) up and over door.

### 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 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.

### Material Information

Tenure: Freehold.

Council Tax band: C

Local authority and rates: Gloucester City Council - £1990.01 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

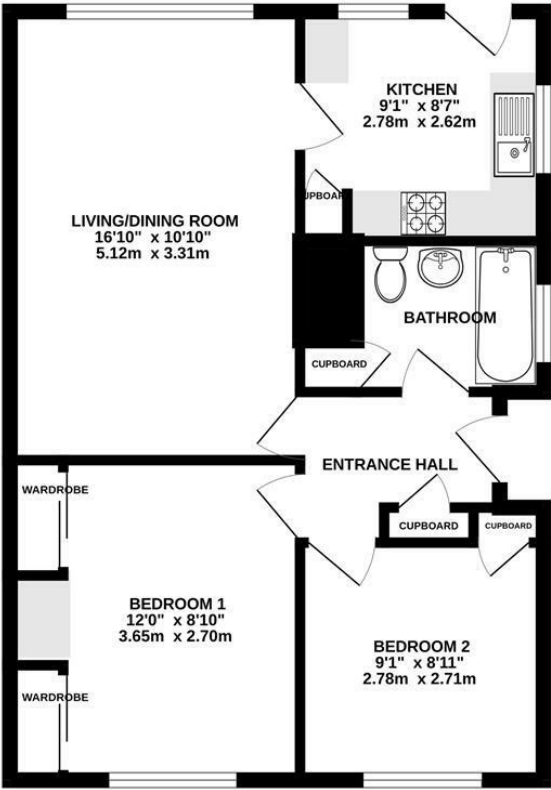
Heating: Gas Central Heating

Broadband speed: Standard 15 Mbps, Superfast 69 Mbps and Ultrafast 1000 Mbps

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



GROUND FLOOR  
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (52.0 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.  
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