

**34 Dinglewell**, Hucclecote GL3 3HR £375,000



# 34 Dinglewell, Hucclecote GL3 3HR

Popular location
Close to local schools and amenities
Good transport links
100ft long south facing garden
Gas central heating and double glazing
Good sized rear garden
Garage with power and lighting
Log burner
Gloucester City Council - £1990.01 per annum (2025/26)
EPC rating D63

# £375,000

#### **Entrance Porch**

French doors leading into the porch, door to;

# Hall

Stairs to the first floor, understairs storage cupboard, door to the living room and kitchen, radiator.

#### Living Room

Double glazed french doors to the rear, radiator, log burner, double doors to

### **Dining Room**

Double-glazed window to the front elevation, fireplace with inset gas fire, radiator.

## Kitchen

Double glazed windows to the side and rear elevations, a range of matching wall and base units with work surface over, inset 1 bowl stainless steel sink and drainer unit, electric oven with sperate electric hob, integral microwave, space for a fridge, freezer, washing machine, and dishwasher. Door to garden.

# **On The First Floor**

#### Landing

Double-glazed window to the side elevation, access to the part boarded loft, doors to all first-floor accommodation.

**Bedroom One** 

Double-glazed window to the rear elevation, radiator.

**Bedroom Two** Double-glazed window to the front elevation, radiator.

Bedroom Three Doble-glazed window to the front elevation, radiator.

#### Shower Room

Obscure double-glazed window to the side elevation, large shower cubicle, WC, wash hand basin, heated towel rail.

#### Garage

Barn style door to the front and rear, power and lighting, wallmounted combi boiler.

### Outside

To the front of the property, you have a block-paved driveway providing off-road parking. To the rear of the property you have a beautiful 100-foot-long garden mainly laid to lawn with a kitchen garden area to the rear, greenhouse, and storage shed. There are also a variety of flowers and shrub borders.

#### Location

The popular suburb of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include the 'Good' Ofsted-rated local 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. 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: 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 18 Mbps and Superfast 65 Mbps and Ultrafast 1000 Mbps Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely), and Three (Likely).







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TOTAL FLOOR AREA: 969 sq.ft. (90.0 sq.m.) approx. Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, whows, nooms 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 purchaset. The services, systems and angliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropic #2020

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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.





GROUND FLOOR 567 sq.ft. (52.7 sq.m.) approx. 1ST FLOOR 402 sq.ft. (37.3 sq.m.) approx.









