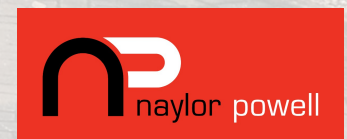




13 Fieldcote Drive, Hucclecote GL3 3EW
£360,000



13 Fieldcote Drive, Hucclecote GL3 3EW

• Three double bedrooms • Family Room • Utility Room • Downstairs WC • Extended and modernised throughout • Large garden • Bathroom with separate shower cubicle and bath • Popular location close to local amenities and local schools • Gloucester City Council: Tax Band C - £1990.01 (2025/2026) • EPC rating C69



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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www.naylorpowell.com

£360,000

Entrance Hall

Radiator, door to living room, stairs to first floor.

Living Room

Radiator, laminate flooring, under-stairs storage cupboard, window to front elevation, patio doors to rear garden and door to;

Dining Room

Radiator, opening to kitchen, door to;

Family Room

Two storage cupboards, tiled flooring and windows to side and front elevation.

Kitchen

Ample storage in a range of floor- and eye-level units accompanied by appliances to include an electric oven with a four-ring hob and extractor over. Additional space for fridge freezer and dishwasher machine. Windows to rear aspect.

Utility Room

A range of built-in storage with work surface, space for washing machine and tumble dryer, radiator, door to the garden, and a door to;

Cloakroom

Window to front elevation, heated towel rail, WC, wash hand basin.

First Floor Landing

Access to loft via hatch, airing cupboard with radiator, doors to all bedrooms and bathroom.

Bedroom One

Built-in wardrobe, window to rear elevation, radiator.

Bedroom Two

Built-in storage, window to front elevation, radiator.

Bedroom Three

Built-in storage, window to front elevation, radiator.

Family Bathroom

Window to rear elevation, panelled bath, WC, basin, separate shower with tiling, heated towel rail.

Outside

To the front of the property is a block-paved driveway with gated side access to the rear of the property. The rear garden is a particular feature of this property, being larger than average in size and mainly laid to lawn with a paved seating area and raised planters.

Location

Located in the desirable suburb of Hucclecote, which has a host of local amenities, sought-after schools, great access for commuters to the motorway network, and is a short drive to Gloucester City centre.

Material Information

Tenure - Freehold

Council Tax Band C

Gloucester City Council - £1990.01 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband speed: Standard 16 Mbps, Superfast 80 Mbps,

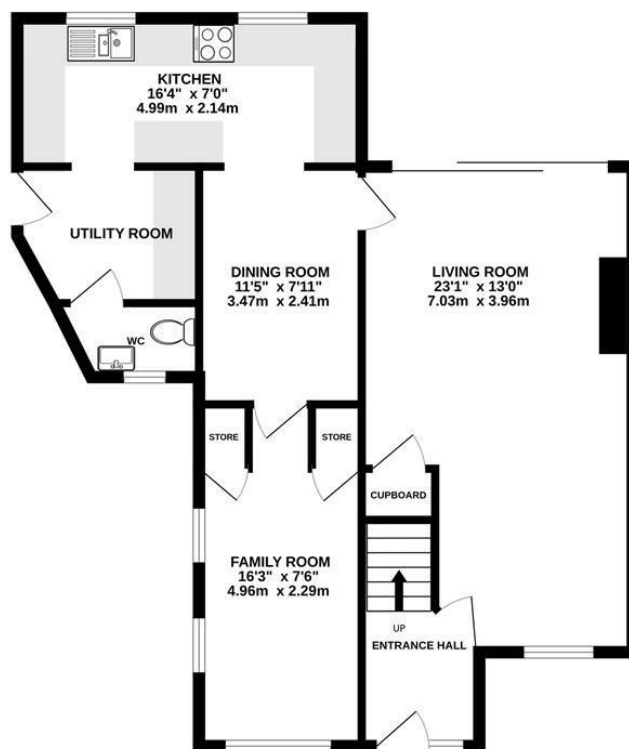
Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone(Limited), EE(Limited),

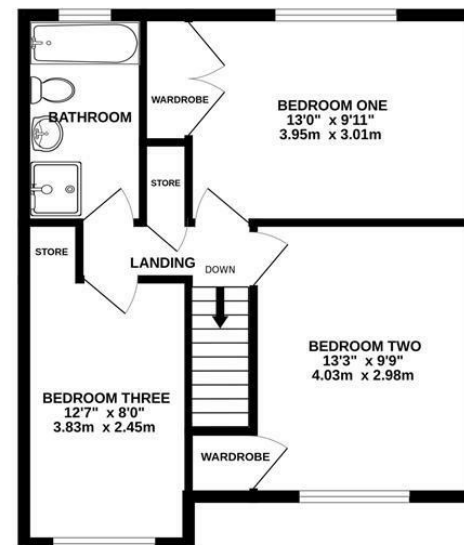
Three(Limited) and O2(Likely)



GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



FIELD COTE DRIVE, HUCCLECOTE, GLOUCESTER

TOTAL FLOOR AREA: 1224 sq.ft. (113.7 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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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.

