



161 Hucclecote Road
Hucclecote, Gloucester GL3 3TX



STEVE GOOCH
ESTATE AGENTS | EST 1985

161 Hucclecote Road

£745,000

Hucclecote, Gloucester GL3 3TX

OUTSTANDING FOUR BEDROOM DETACHED BAY FRONTED PERIOD PROPERTY with a DOUBLE GARAGE, a 25ft FITTED KITCHEN/BREAKFAST/FAMILY ROOM that has integrated appliances, CHARACTER FEATURES to include OPEN FIREPLACES, PARQUET FLOORING and PICTURE RAILS sitting within a LOVELY QUARTER OF AN ACRE PLOT.

Accommodation comprises hallway with parquet flooring, lounge with a bay window and an open fireplace, dining room with an open fireplace, 25ft kitchen/breakfast/family room with French doors onto the patio, former kitchen with fitted cupboards, utility/shower room, 18ft bedroom one with a former open fireplace, bedroom two with a former open fireplace, bedroom three, bedroom four, the bathroom with a traditional white suite and the separate w.c.

Outside of the property you have a sweeping driveway that leads to the double garage and a front garden that is laid to lawn.

Around to the rear of the property you have a very pleasant enclosed garden that is laid to lawn with a large paved patio and garden sheds.

Hucclecote is a suburb of Gloucester and is located on the periphery of the city, between Barnwood and Brockworth. Hucclecote can trace its history back to 1066, when Hucclecote and Churchdown were distinct manors belonging to St. Oswald's church, Gloucester. Hucclecote is split into two parts; with the dividing line being the M5 Motorway bridge. The part to the west of the bridge, closest to Gloucester, is the larger part, and falls under Gloucester City Council, while to the east of the bridge, the Parish of Hucclecote is part of Tewkesbury Borough Council. There are three schools in Hucclecote: Hillview primary school and Dinglewell Infants and Juniors. Hucclecote community is centred around many locally owned shops, a community centre and two pubs; The Royal Oak and The Wagon & Horses, first recorded in 1767. The Co-op and Lloyds Pharmacy also have branches in the village.



Double glazed front door with leaded lights under a covered entrance area leads into:

ENTRANCE HALLWAY

12'8 x 10'4 max (3.86m x 3.15m max)

Original parquet flooring, traditional style radiator, stairs leading off with cupboard under, upvc double glazed window to side elevation

LOUNGE

16'9 x 16'6 max (5.11m x 5.03m max)

Open fireplace with a cast iron/marble surround and a slate hearth, picture rail, double radiator, vertical radiator, tv point, wall lights, upvc double glazed bay window to front elevation overlooking the gardens.

DINING ROOM

18'1 x 14' max (5.51m x 4.27m max)

Open fireplace with a slate surround and hearth, oak style flooring, double radiator, picture rail, upvc double glazed windows to front, side and rear elevations.

KITCHEN/BREAKFAST/FAMILY ROOM

25' x 13'7 max (7.62m x 4.14m max)

Base and wall mounted units, granite worktops and splashbacks, single drainer one and a half bowl sink unit with a chrome mixer tap, built in dishwasher, built in fridge/freezer, Range style cooker with a matching extractor hood, Island unit with a granite worksurface, breakfast bar, oak style flooring, space for a large table and chairs, traditional style radiator, downlighters, upvc double glazed windows to both side elevations, French doors to rear elevation onto the patio.

FORMER KITCHEN

11'9 x 11'8 max (3.58m x 3.56m max)

Former open fireplace, base units, hardwood worksurface, oak style flooring, built in storage cupboard, double radiator, upvc double glazed window to rear elevation overlooking the garden.

SIDE ENTRANCE HALL

Upvc double glazed door to front elevation, upvc double glazed door to rear elevation onto the patio.





UTILITY/SHOWER ROOM

11' x 6'6 (3.35m x 1.98m)

Double walk in shower enclosure and unit, low level w.c., one and a half bowl stainless steel sink unit with a chrome mixer tap, laminated worksurface and cupboard below, plumbing for automatic washing machine, space for fridge, vertical radiator, tiled floor, extractor fan, wall mounted gas fired Worcester boiler, upvc double glazed windows to front and rear elevations.

From the entrance hallway stairs lead to the first floor.

LANDING

Downlighters, traditional style radiator, airing cupboard with an insulated hot water cylinder and shelving, upvc double glazed window to side elevation.

BEDROOM 1

18'2 x 13'9 max (5.54m x 4.19m max)

Former open fireplace with an ornate surround and a tiled hearth, traditional style radiator, picture rail, upvc double glazed window to side elevation.

BEDROOM 2

17' x 13' max (5.18m x 3.96m max)

Former open fireplace with a slate hearth, traditional style radiator, picture rails, upvc double glazed sash windows to front elevation overlooking the surrounding area.

BEDROOM 3

11'9 x 9'4 max (3.58m x 2.84m max)

Former open fireplace, tv point, downlighters, single radiator, upvc double glazed window to rear elevation overlooking the rear garden, surrounding area and hillsides beyond.

BEDROOM 4

11'5 x 7'9 (3.48m x 2.36m)

Traditional style radiator, upvc double glazed window to rear elevation.

STUDY

7'4 x 6'4 (2.24m x 1.93m)

Single radiator, upvc double glazed window to front elevation.



BATHROOM

8' x 6'5 max (2.44m x 1.96m max)

White suite comprising panelled bath with a mixer tap and showerhead attachment, wash hand basin with a mixer tap and cupboards below, partially tiled walls, chrome heated towel rail, tiled floor, upvc double glazed window to rear elevation.

SEPARATE W.C.

7'9 x 3'3 (2.36m x 0.99m)

Low level w.c. pedestal wash hand basin, tiled floor, picture rail, upvc double glazed window to side elevation.

OUTSIDE

To the front there is a sweeping gravelled driveway providing off road parking/turning for several vehicles. The front garden is laid to lawn with plants, bushes and trees.

To the side the driveway leads to the:

DOUBLE DETACHED GARAGE

18' x 17'2 (5.49m x 5.23m)

Up and over door to front elevation, window and personal access door to side elevation, power and lighting.

To the rear there is a large paved patio with steps leading to the rest of the garden which is mainly laid to lawn with a wooden and brick built storage sheds. All enclosed by fencing and hedgerow.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.





LOCAL AUTHORITY

Council Tax Band: G
Tewkesbury Borough Council, Council Offices,
Gloucester Road, Tewkesbury, Gloucestershire. GL20
5TT.

TENURE

Freehold.

VIEWING

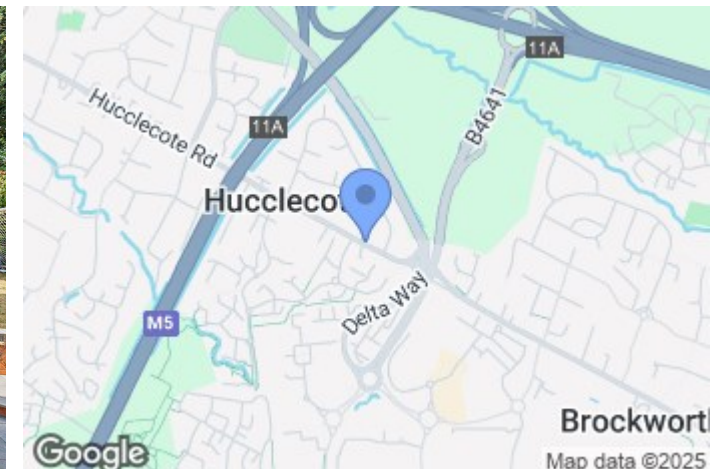
Strictly through the Owners Selling Agent, Steve Gooch,
who will be delighted to escort interested applicants to
view if required. Office Opening Hours 8.30am - 6.00pm
Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Eastern Avenue turn right where signposted
towards Hucclecote on the Barnwood Road into
Hucclecote Road and proceed under the bridge where
the property can be located on left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years
experience) available to undertake surveys (to include
Mortgage Surveys/RICS Housebuyers Reports/Full
Structural Surveys).



161, Hucclecote Road, Gloucester, Gloucestershire

Approximate Gross Internal Area

Main Houe = 217 Sq M/2336 Sq Ft

Garage = 29 Sq M/312 Sq Ft

Outbuilding = 3 Sq M/32 Sq Ft

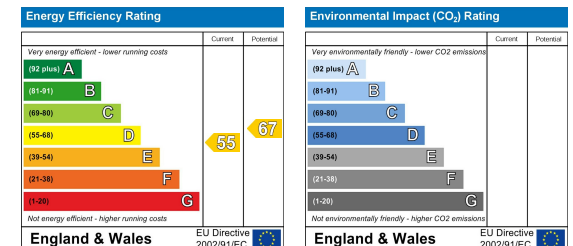
Total = 249 Sq M/2680 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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