

1B Buscombe Gardens, Hucclecote GL3 3QG

£385,000

naylor powell

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• No onward chain • Spacious four bedroom semi-detached property • Master bedroom with en-suite • Generously sized rear garden • Well presented throughout • Ample off road parking and garage • Potential rental income of £1,550 pcm • Popular suburb of Hucclecote • EPC B82 • Tax Band D - Gloucester City Council - £2,348.17per annum (2026/27)

£385,000

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Accommodation

Stepping into the property, the welcoming entrance hall provides access to the kitchen, living dining room, and a convenient ground floor WC fitted with a wash hand basin. The living dining room is a generous and versatile space, ideal for both relaxing and entertaining. Benefiting from an abundance of natural light via the French doors, this room also enjoys direct access to the rear garden. The kitchen is well appointed with a range of floor and eye level units providing ample storage, complemented by integrated appliances including an electric oven, four ring gas hob with an extractor hood over. There is also space for a fridge freezer and plumbing for a washing machine.

Taking the stairs to the first floor, the landing provides access to three well proportioned bedrooms, with the second bedroom further benefiting from built-in wardrobes. Completing this floor is a stylish family bathroom fitted with a WC, wash hand basin, and a bath with shower over.

Occupying the entire top floor, the impressive master bedroom offers a peaceful retreat and benefits from built-in wardrobes and two skylights, allowing for plenty of natural light. The accompanying en-suite shower room is fitted with a wash hand basin, WC, and shower enclosure.

Outside

To the front, the property benefits from a driveway providing convenient off road parking. Accessed via the garage, the rear garden is generously proportioned and designed for low-maintenance enjoyment, featuring a combination of artificial lawn and patio areas. Offering ample space for outdoor dining and entertaining, it provides the perfect setting for relaxing with family and friends.

Garage

Positioned to the right of the property, the garage benefits from an up-and-over door providing vehicular access with an additional pedestrian door to the rear which leads to the back garden. The current owners have also had drawings done to have the garage converted to increase the downstairs living space. Power and lighting,

Location

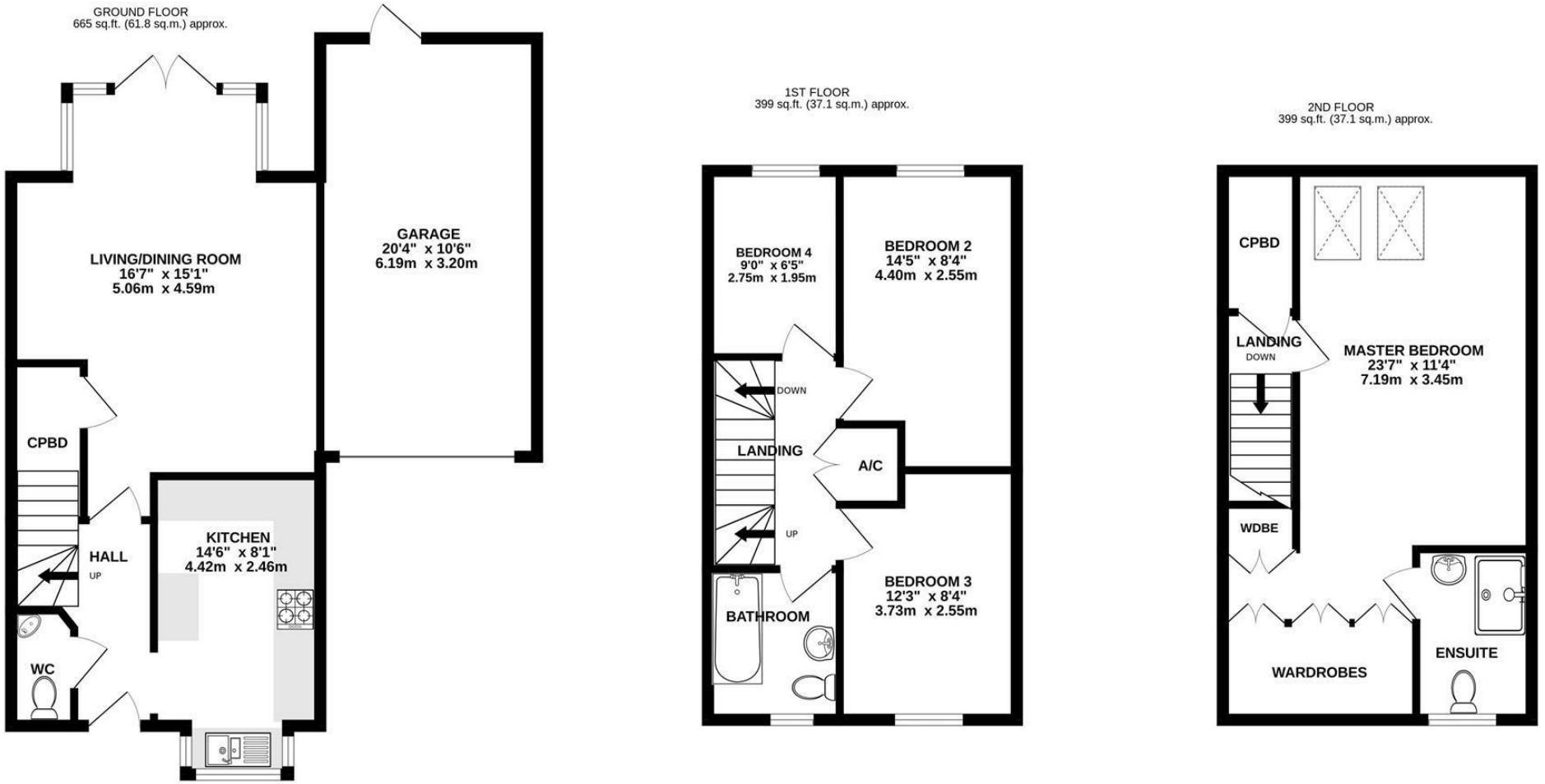
The popular suburb of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include the local Hillview and Dinglewell Junior Schools, as well as access to several secondary and grammar schools located within the city. A short distance away is access 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.

Material Information

Tenure: Freehold. D
Development management charge of approximately £199.00 paid annual to Premier Estates Limited for the upkeep of the green areas.
Council Tax band: D
Local authority and rates: Gloucester City Council - £2,348.17per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central heating
Broadband speed: Standard 17 Mbps, Superfast 80 Mbps and Ultrafast 1800 Mbps
Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely) and Three (Likely).







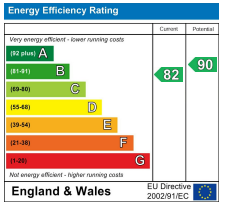
TOTAL FLOOR AREA : 1464 sq.ft. (136.0 sq.m.) approx.

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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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.



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