

8 Millbridge Road, Gloucester GL3 3EG

£339,950

naylor powell

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• Three bedroom semi-detached family home • Positioned in the popular suburb of Hucclecote • Private and enclosed rear garden • Utility room and downstairs WC • Ample off road parking • Within walking distance to local amenities • Great transport links between Gloucester & Cheltenham • Potential rental income of £1,400 pcm • EPC D68 • Tax Band C - Gloucester City Council - £2,087.26 per annum (2026/27)

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950
hucclecote@naylorpowell.com
www.naylorpowell.com

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Accommodation
Stepping into the property, the welcoming hallway provides access to the spacious living dining room and stairs to the first floor. The living dining room is an excellent size, stretching the full depth of the home to create a versatile space for both relaxing and entertaining. Benefiting from a window to the front aspect and French doors to the rear, the room is filled with natural light while offering direct access to the garden. Leading through, the kitchen is well appointed with a range of floor and eye level units providing ample storage, complemented by space for an oven and plumbing for a dishwasher. Adjacent to the kitchen, the utility room offers additional storage, helping to keep household essentials neatly organised. Completing the ground floor is a convenient WC fitted with a wash hand basin, adding further practicality to this well-designed family home.

Taking the stairs, the first floor benefits from three spacious bedrooms and a stylish family bathroom comprising WC, wash hand basin, bath and shower enclosure with tiled surround.

Outside
To the front, the property benefits a driveway providing ample off road parking. The back garden is a great size and offers a combination of lawned and patio areas ideal for entertaining in the summer months.

Garage
Accessed via and up and over door to the front, the garage provides additional storage space with power. Part of the garage has been section off to incorporate the downstairs cloakroom.

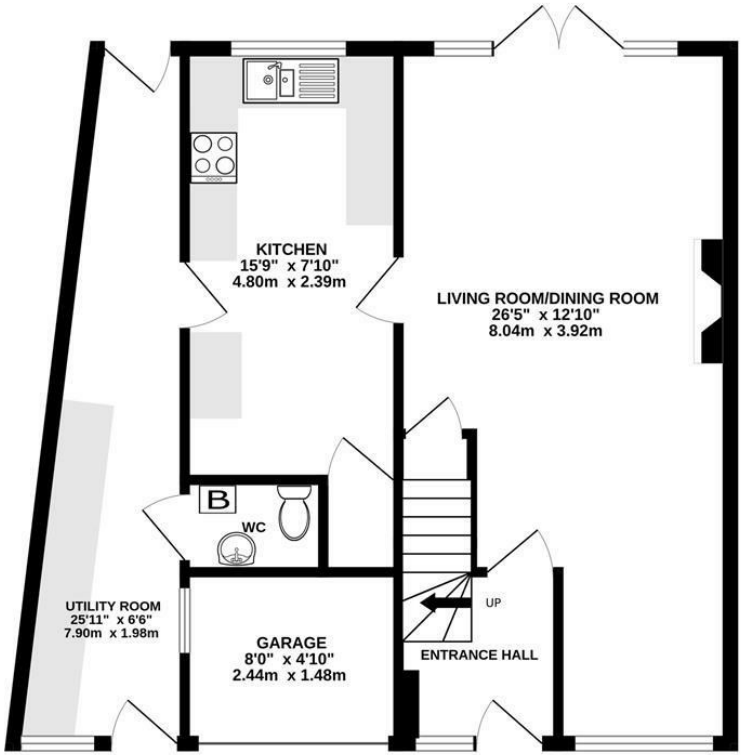
Location
The popular suburb of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include the local Dinglewell Junior School as well as access to several secondary and grammar schools located within the city. A short distance away is access to the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

Material Information
Tenure: Freehold.
Council Tax band: C
Local authority and rates: Gloucester City Council - £2,087.26 per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating.
Broadband speed: Standard 18 Mbps, Superfast 73 Mbps, and Ultrafast 1000 Mbps
Mobile phone coverage: Vodafone (likely), O2 (likely), EE (likely), and Three (likely).

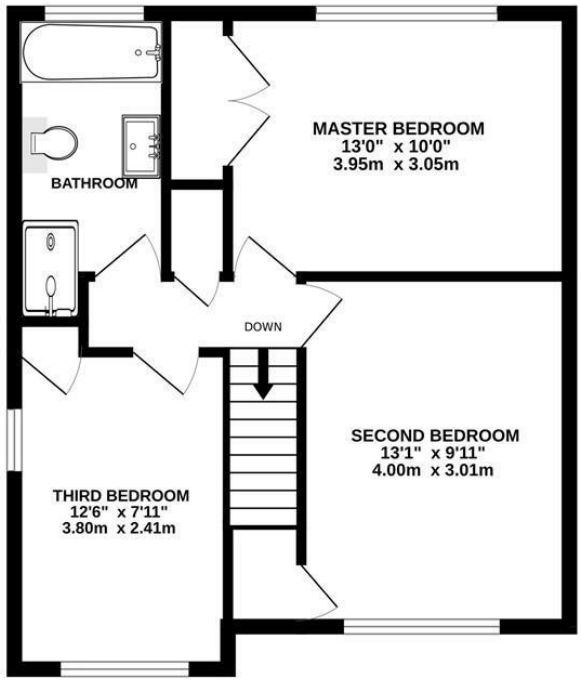




GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 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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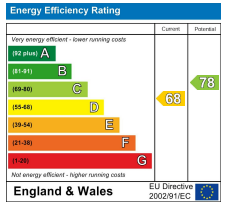
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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