



1 St. Margarets Road, Hucclecote, Gloucester, GL3 3BP

£285,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled within the heart of ever-popular Hucclecote, this charming three-bedroom semi-detached home offers a rare opportunity to shape a residence of true distinction. Positioned on a quiet residential street, the property enjoys a prime location with excellent access to local amenities, reputable schools, and scenic green spaces—making it an ideal canvas for families and discerning buyers alike.

From the moment you arrive, the home exudes potential. A generous frontage and substantial garage hint at the possibilities within, while the internal layout invites imagination and transformation. The ground floor comprises a spacious sitting room bathed in natural light, a well-proportioned kitchen with scope for modernisation, and a separate WC for added convenience. A unique passageway links the garage to the main house—an architectural quirk that feels more like an external corridor than an integrated space, offering intriguing options for reconfiguration.

Upstairs, three bedrooms await—each with its own character and charm. The principal and second bedrooms are comfortably sized, while the third offers versatility as a nursery, home office, or dressing room. A bathroom completes the first floor, ripe for a stylish refresh. The landing provides a natural flow between rooms and could easily be enhanced to elevate the sense of space.

For those with vision, the property presents exciting scope for extension (subject to planning), particularly above the garage where additional accommodation could be created without compromising the existing footprint. Whether you're dreaming of a luxurious principal suite, a fourth bedroom, or a creative studio, the potential here is undeniable.

Though in need of renovation, this home is brimming with promise. With thoughtful updates and a touch of flair, it could be transformed into a truly stunning residence—one that blends character, comfort, and contemporary living in equal measure.

- Semi-detached family home
- Spacious sitting room and generous kitchen
- Scope to extend (STP)
- In need of renovation
- Excellent frontage to the property
- No onward chain
- EPC Rating - TBC
- Council Tax Band - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note
Freehold
EPC Rating: TBC
Gloucester City Council Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk:
Rivers & Seas: Very Low
Surface Water: Very Low





Floor 0



Floor 1

Approximate total area⁽¹⁾

1216 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

