

14 Insley Gardens, Hucclecote GL3 3AN

£260,000

naylor powell

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• No onward chain • Three bedroom semi-detached property • Ample off road parking • Popular location • Private and enclosed rear garden • Great trasport links between Gloucester and Cheltenham • Walking distance to local amenities • Garage • EPC E49 • Tax Band C - Gloucester City Council - £2,087.26 per annum (2026/27)

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Accomodation
Stepping into the property, a handy porch offers space for coats, shoes and such like before leading into the hallway. The hallway provides access to the first floor and living dining room. Extended to the front, the living dining room is a great space which stretches the depth of the home and benefits from windows to both the front and rear aspect. The kitchen has ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge, dishwasher, electric oven, microwave and four ring gas hob with extractor over. There is also a door which leads to the back garden.

Taking the stairs, the first floor benefits from three bedrooms all of which offer built in wardrobes. The Master bedroom and third bedroom are located to the front of the home whilst the second bedroom and family bathroom are positioned to the rear. The family bathroom comprises WC, wash hand basin and bath with shower over.

Outside
To the front the property benefits from a lawned area accompanied by a driveway which provides parking for multiple vehicles. The back garden is a great size and offers a combination of lawned and patio areas.

Garage
The garage benefits from an up and over door providing vehicular access as well as a door to the rear which leads to the back garden. A separate WC with wash hand basin is also located to the rear of the garage. There is also plumbing for a washing machine.

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.

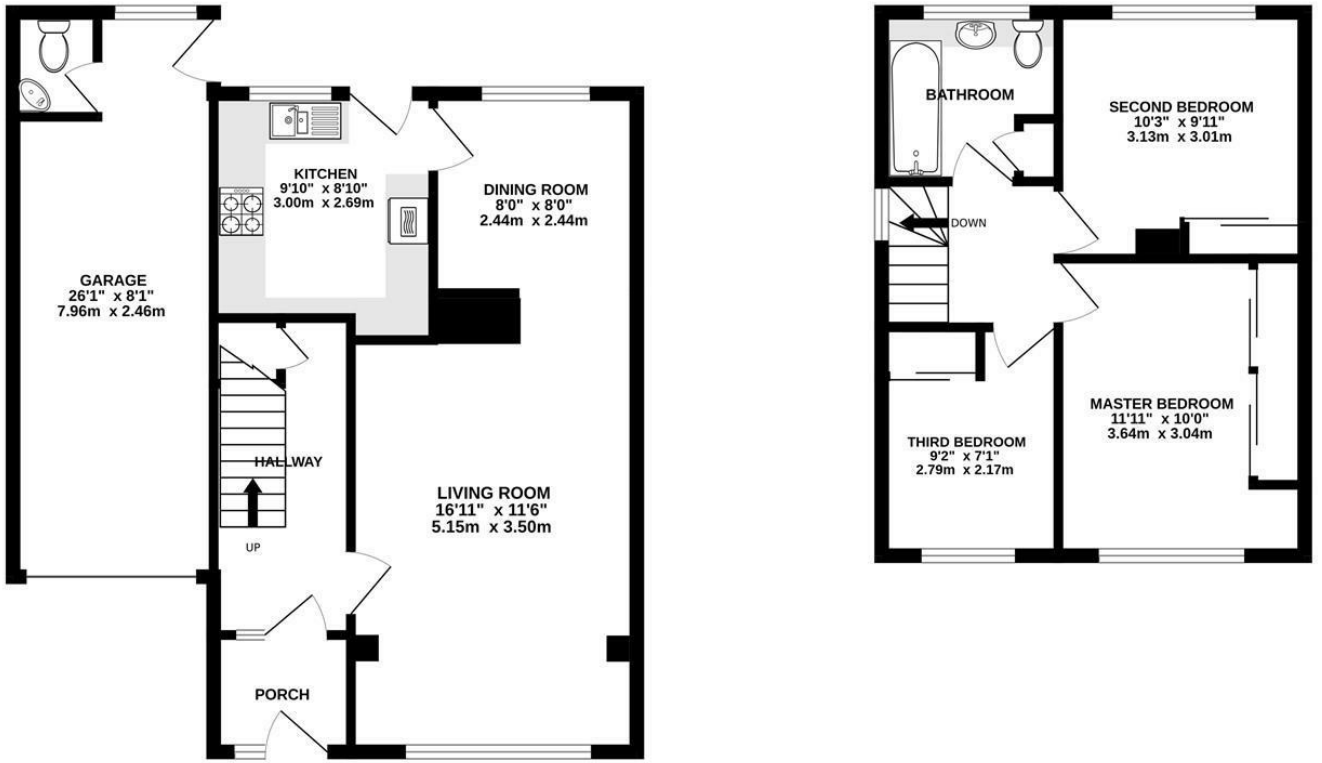
Material Information
Tenure: Freehold.
Council Tax band: C
Local authority and rates: Gloucester City Council - £2,087.26 per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central - Back Boiler
Broadband speed: Standard 18 Mbps, Superfast 80 Mbps and Ultrafast 1800 Mbps
Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely) and Three (Likely).





GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



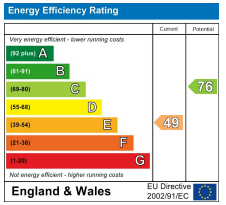
TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.

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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