

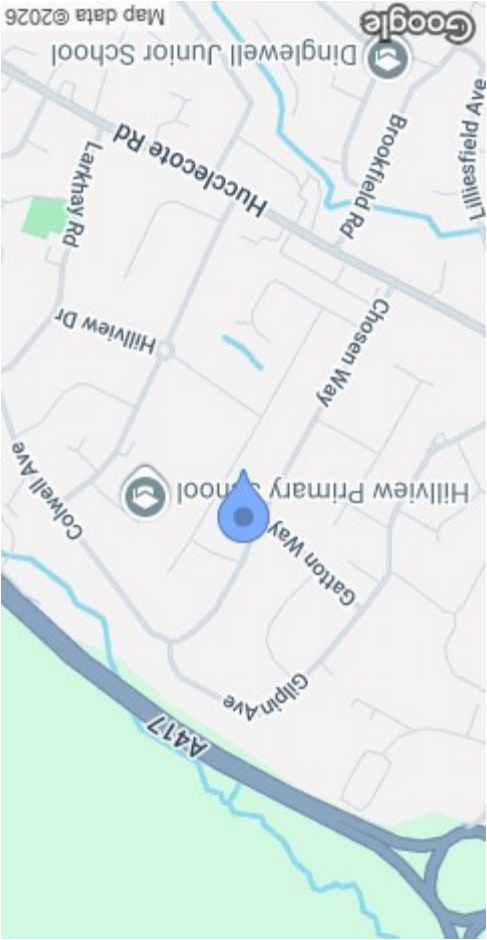
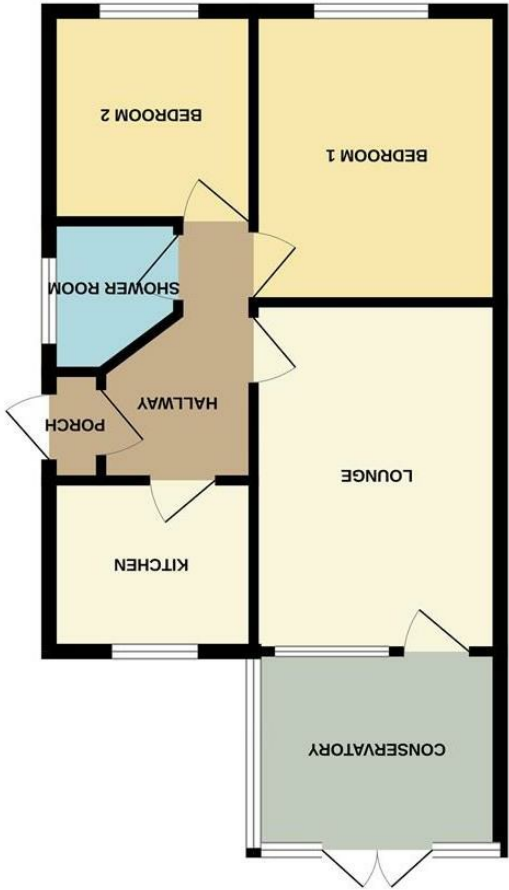
MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating		Current	Target
EU Directive 2002/91/EC			
Very energy efficient - low running costs		A	
Energy efficient		B	
Average energy efficiency		C	
Below average energy efficiency		D	
Poor energy efficiency - high running costs		E	
Very poor energy efficiency - high running costs		F	
Extremely poor energy efficiency - high running costs		G	
Minimum energy efficiency standard - high running costs		H	
Minimum energy efficiency standard - high running costs		I	
Minimum energy efficiency standard - high running costs		J	
Minimum energy efficiency standard - high running costs		K	
Minimum energy efficiency standard - high running costs		L	
Minimum energy efficiency standard - high running costs		M	
Minimum energy efficiency standard - high running costs		N	
Minimum energy efficiency standard - high running costs		O	
Minimum energy efficiency standard - high running costs		P	
Minimum energy efficiency standard - high running costs		Q	
Minimum energy efficiency standard - high running costs		R	
Minimum energy efficiency standard - high running costs		S	
Minimum energy efficiency standard - high running costs		T	
Minimum energy efficiency standard - high running costs		U	
Minimum energy efficiency standard - high running costs		V	
Minimum energy efficiency standard - high running costs		W	
Minimum energy efficiency standard - high running costs		X	
Minimum energy efficiency standard - high running costs		Y	
Minimum energy efficiency standard - high running costs		Z	

Environmental Impact (CO ₂) Rating		Current	Target
EU Directive 2002/91/EC			
Very energy efficient - low CO ₂ emissions		A	
Energy efficient		B	
Average energy efficiency		C	
Below average energy efficiency		D	
Poor energy efficiency - high CO ₂ emissions		E	
Very poor energy efficiency - high CO ₂ emissions		F	
Extremely poor energy efficiency - high CO ₂ emissions		G	
Minimum energy efficiency standard - high CO ₂ emissions		H	
Minimum energy efficiency standard - high CO ₂ emissions		I	
Minimum energy efficiency standard - high CO ₂ emissions		J	
Minimum energy efficiency standard - high CO ₂ emissions		K	
Minimum energy efficiency standard - high CO ₂ emissions		L	
Minimum energy efficiency standard - high CO ₂ emissions		M	
Minimum energy efficiency standard - high CO ₂ emissions		N	
Minimum energy efficiency standard - high CO ₂ emissions		O	
Minimum energy efficiency standard - high CO ₂ emissions		P	
Minimum energy efficiency standard - high CO ₂ emissions		Q	
Minimum energy efficiency standard - high CO ₂ emissions		R	
Minimum energy efficiency standard - high CO ₂ emissions		S	
Minimum energy efficiency standard - high CO ₂ emissions		T	
Minimum energy efficiency standard - high CO ₂ emissions		U	
Minimum energy efficiency standard - high CO ₂ emissions		V	
Minimum energy efficiency standard - high CO ₂ emissions		W	
Minimum energy efficiency standard - high CO ₂ emissions		X	
Minimum energy efficiency standard - high CO ₂ emissions		Y	
Minimum energy efficiency standard - high CO ₂ emissions		Z	

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any items are approximate and no responsibility is taken for any 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 availability or efficiency can be given.

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59 Mayfield Drive
Hucclecote, Gloucester GL3 3DT

£275,000

A two bedroom semi detached bungalow situated in this popular and desirable area in need of some updating having a private mature and enclosed rear garden and is offered with no onward chain.

The accommodation comprises entrance hall, lounge, conservatory, kitchen, two bedrooms and a shower room.

Additional benefits include gas fired central heating, upvc double glazing, off road parking for three vehicles which in turn leads to a detached garage.

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.



Upvc double glazed door leads into:

ENTRANCE PORCH

A further upvc double glazed door leads into:

ENTRANCE HALL

Various doors leading off, radiator, access into roof space.

LOUNGE

16'9" x 10'5" (5.12m x 3.18m)

Radiator, power points, laminate wood flooring, upvc double glazed window and glazed door lead into:

CONSERVATORY

10'4" x 8'11" (3.17m x 2.72m)

Upvc construction with dwarf walling and a polycarbonated roof with a radiator, power point and doors opening onto the private rear garden.

KITCHEN

10'3" x 8'10" (3.14m x 2.70m)

Light beech effect kitchen comprising of a range of base, drawer and wall mounted units, roll edge worksurface, tiled splashback, stainless steel sink and drainer unit with a mixer tap over, space for larger style fridge/freezer, gas hob with an electric double oven below, integral washing machine, wall mounted Gloworm boiler supplying domestic hot water and central heating, tiled flooring, upvc double glazed window overlooking the rear garden.

BEDROOM 1

13'0" x 10'6" (3.97m x 3.22m)

Radiator, power points, upvc double glazed window overlooking the front aspect.

BEDROOM 2

9'0" x 8'9" (2.76m x 2.69m)

Radiator, power points, upvc double glazed window overlooking the front garden.

SHOWER ROOM

White suite comprising close coupled w.c., pedestal wash hand basin, a walk in fully tiled double shower unit, fully tiled walls, wall mounted heated towel rail, upvc double glazed window to side aspect.

OUTSIDE

To the front there is a tarmacadam driveway providing ample off road parking for numerous vehicles and in turn leads to a:

DETACHED GARAGE

Up and over door to front elevation.

To the rear the garden is private and landscaped and comprises of a lawned area with mature trees, shrubs, bushes, a patio area and an apple tree. Gated side access leads around to the side where there is an outside water tap and all is enclosed by a combination of fencing, mature trees and hedging.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: C
Gloucester City Council, Herbert Warehouse, The Docks,
Gloucester GL1 2EQ.

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.

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 the Hucclecote Road turn left into Chosen Way taking the first right into Burleigh Croft then left into Mayfield Drive and proceed along here where the property can be found on the 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).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

