



## 90 Hucclecote Road, Gloucester, GL3 3RU

Asking Price £675,000

The Vicarage, originally built c.1820 as Chosen Villa or Coles Villa, served as the vicarage 1862-1952 offers a delightful blend of history and modern living. Spanning an impressive 2,593 square feet, the property boasts a wealth of character and charm, making it a truly unique home.

Upon entering, you are greeted by an impressive entrance hall with its original sweeping staircase, two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. The tall ceilings and open fireplaces add a touch of elegance and warmth, creating an inviting atmosphere throughout the home. The flagstone flooring and Georgian mosaics further enhances the property's historical appeal, providing a beautiful and durable surface that complements the overall aesthetic.

The house features four well-proportioned bedrooms, offering ample space for family living or accommodating guests.

One of the standout features of this property is the expansive 100ft garden, a rare find that provides a perfect outdoor retreat. Whether you envision hosting summer barbecues, cultivating a vegetable patch, or simply enjoying the tranquillity of your own green space, this garden offers endless possibilities.

This home is not just a residence; it is a piece of history, steeped in character and charm, waiting for the next family to create lasting memories. If you are seeking a property that combines historical significance with modern comforts, this house on Hucclecote Road is an opportunity not to be missed.

■ Previously A Vicarage

■ Steeped In History

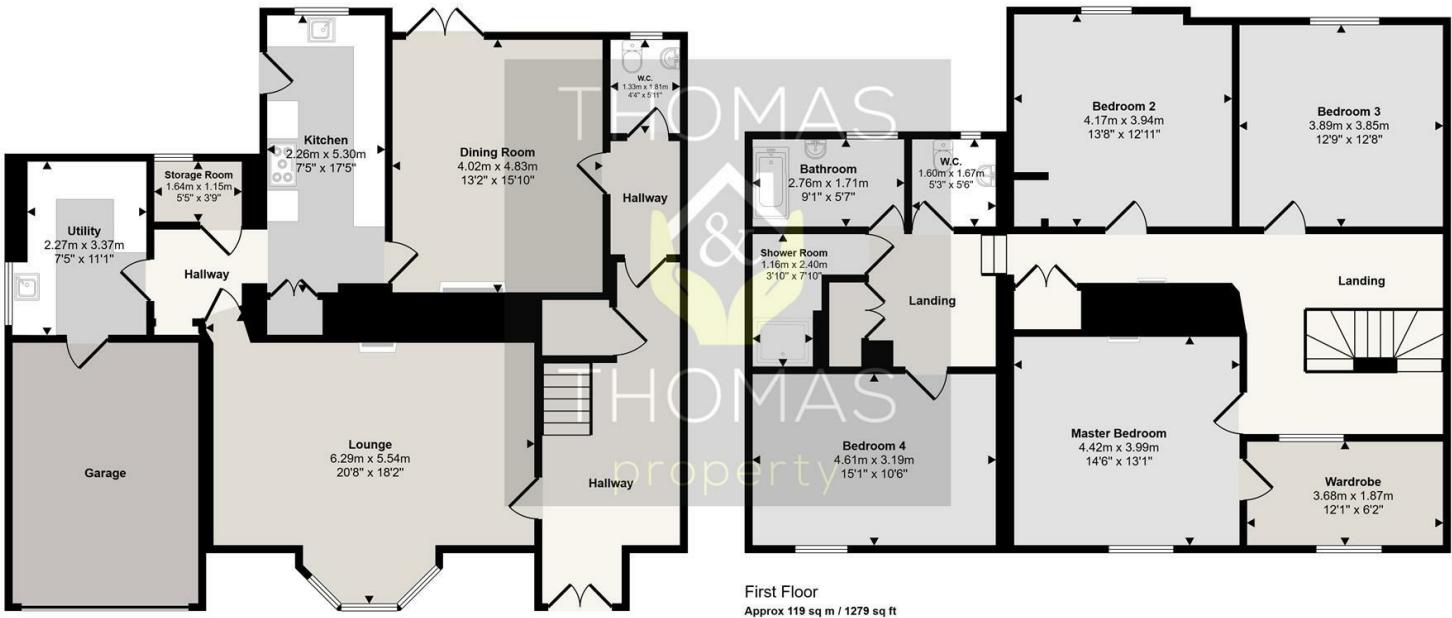
■ Four Double Bedrooms

■ 100ft Rear Garden

■ Full Of Character & Charm

■ Garage With Sweeping Driveway

Approx Gross Internal Area  
241 sq m / 2593 sq ft

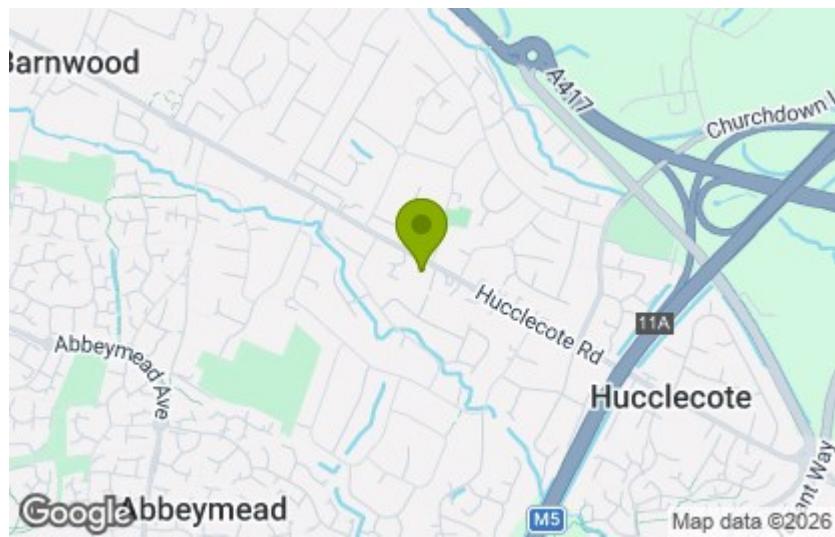


Ground Floor  
Approx 122 sq m / 1315 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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