

Berkeley Close, Hucclecote GL3 3TG

£355,000

naylor powell

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• Well presented throughout • Desirable location • Off road parking • En suite to master • Low maintenance rear garden • Newly fitted boiler with warranty • Easy access to the M5 motorway • Garage • EPC E54 • Tewkesbury Borough Council - Tax Band D (£2321.40 per annum 2026/27)

£355,000

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Entrance Porch
UPVC double glazed door, radiator, alarm control panel, and solid oak door to-

Living Room
Double glazed window to the front of the property, gas fire with mantelpiece and marble hearth, radiator, and stairs leading to first floor.

Kitchen/Breakfast Room
Double glazed window to rear, a range of wall and base units with Granite worktops and porcelain tiles throughout. Integrated appliances to include fridge, oven, and four-ring gas hob with extractor hood over, stainless steel sink with mixer taps. Breakfast bar, under stairs storage cupboard, radiator.

Utility
Double glazed window and UPVC door to rear, wall, and base units with plumbing for washing machine and space for additional appliances. New boiler with 8 years left on the warranty. Stainless steel sink with mixer taps, and radiator. Solid oak door to garage with power and light. Porcelain tiles throughout.

Cloakroom
Double glazed frosted window to side, low-level WC, wash hand basin. Radiator.

Dining Room
Upvc double glazed with a half-height brick wall. Double glazed UPVC patio doors to rear garden. Radiator.

Landing
Doors to bathroom and bedrooms. Airing cupboard and loft access.

Bathroom
Double glazed Velux window, panelled bath with mixer tap over, low-level WC, wash hand basin, and heated towel rail.

Bedroom One
Double glazed window to front aspect, double built-in wardrobe with solid oak doors, radiator.

En Suite
Double glazed frosted window to rear, walk-in shower cubicle, low-level WC, vanity unit with wash hand basin, and heated towel rail.

Bedroom Two
Double glazed window to front. Built-in double wardrobe with sliding mirrored doors, and radiator.

Bedroom Three
Double glazed window to rear. Radiator.

Outside
To the front of the property is a large block paved driveway with parking for several vehicles, access to the garage via the electric roller door, and a gate to the rear garden. With a brick wall surround, the rear garden offers a large patio area with shrub boarders and a separate covered decked area with a hot tub included. Outside tap and light.

Location
Berkeley Close is located within the popular area of Hucclecote. Various local amenities to include the local junior schools Hillview and Dinglewell as well as access to a number of secondary and grammar schooling being located within the City. A short distance away is access to the M5 providing ideal links to Birmingham and Bristol whilst a direct line to London Paddington can be located at Gloucester Station. Whilst the immediate locality offers various walks and open spaces within arguably one of Gloucester's most desirable established residential areas. Access to the Countryside is a short walk or cycle ride away as well as a children's play area, Hucclecote Green, and meadows within close proximity.

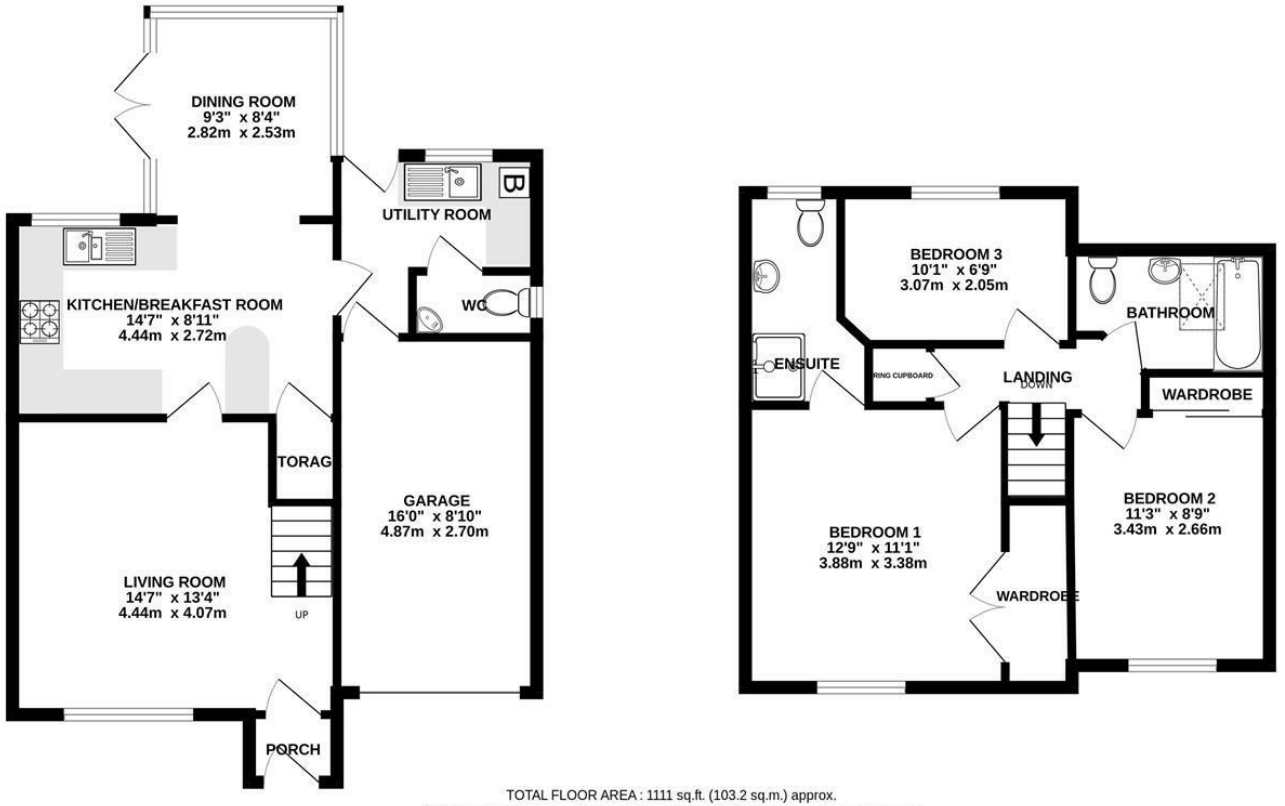
Material Information
Tenure - Freehold
Council Tax Band D
Tewkesbury Borough Council - (£2321.40 per annum 2026/27)
Alarm and CCTV system in place.
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband speed: Basic 12mb, Superfast 80mb, Ultrafast 1000mb
Mobile phone coverage: Vodafone, EE, Three and O2





GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.

1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



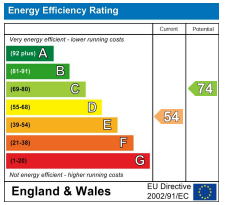
TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

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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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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