



**7 Bulford Close, Hucclecote GL3 3AG**  
**£310,000**





## 7 Bulford Close, Hucclecote GL3 3AG

• No onward chain • Three bedroom semi-detached family home • Spacious garage with electric door • Versatile sound proof studio • Well presented throughout • Ample off road parking • Enclosed rear garden • Walking distance to local amenities • Tewkesbury Borough Council - £2,000.11 per annum (2025/26) • EPC C76

**£310,000**



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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### Entrance Hall

Stepping into the property, the entrance hall provides access to the WC, kitchen, living room and stairs to the first floor.

### WC

WC, radiator and wash hand basin.

### Kitchen

Ample storage in a range of floor- and eye-level units accompanied by integrated appliances to include an electric oven and a four-ring electric hob with an extractor over. Space for fridge freezer and plumbing for washing machine.

### Living Room

Spacious living room with radiator and French doors to the back garden. Space for a dining table and understairs storage cupboard.

### Landing

Provides access to three bedrooms and family bathroom.

### Master Bedroom

Double bedroom with window to rear aspect and radiator.

### En-suite

Stylish en suite comprising WC, wash hand basin, heated towel rail and shower enclosure.

### Second Bedroom

Double bedroom with radiator and window to the front aspect.

### Third Bedroom

Window to rear aspect overlooking the back garden and radiator.

### Bathroom

Modern bathroom suite comprising WC, wash hand basin, heated towel rail and bath with shower over and tiled surround. Frosted window to front aspect.

### Studio

Accessed via the back garden, the studio is a great space. Fully soundproofed, this room is not only a great studio but also lends itself well to being a home office, playroom or such like. Door to garage.

### Garage

Generously sized garage with power and lighting. Electric up-and-over door providing vehicular access.

### Outside

To the front, the property benefits from a driveway providing off-road parking for multiple vehicles. The low-maintenance back garden is a good size and benefits from a combination of decked and pebbled areas accompanied by a garden shed to the rear.

### 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. 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: C

Local authority and rates: Tewkesbury Borough Council - £2,000.11 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

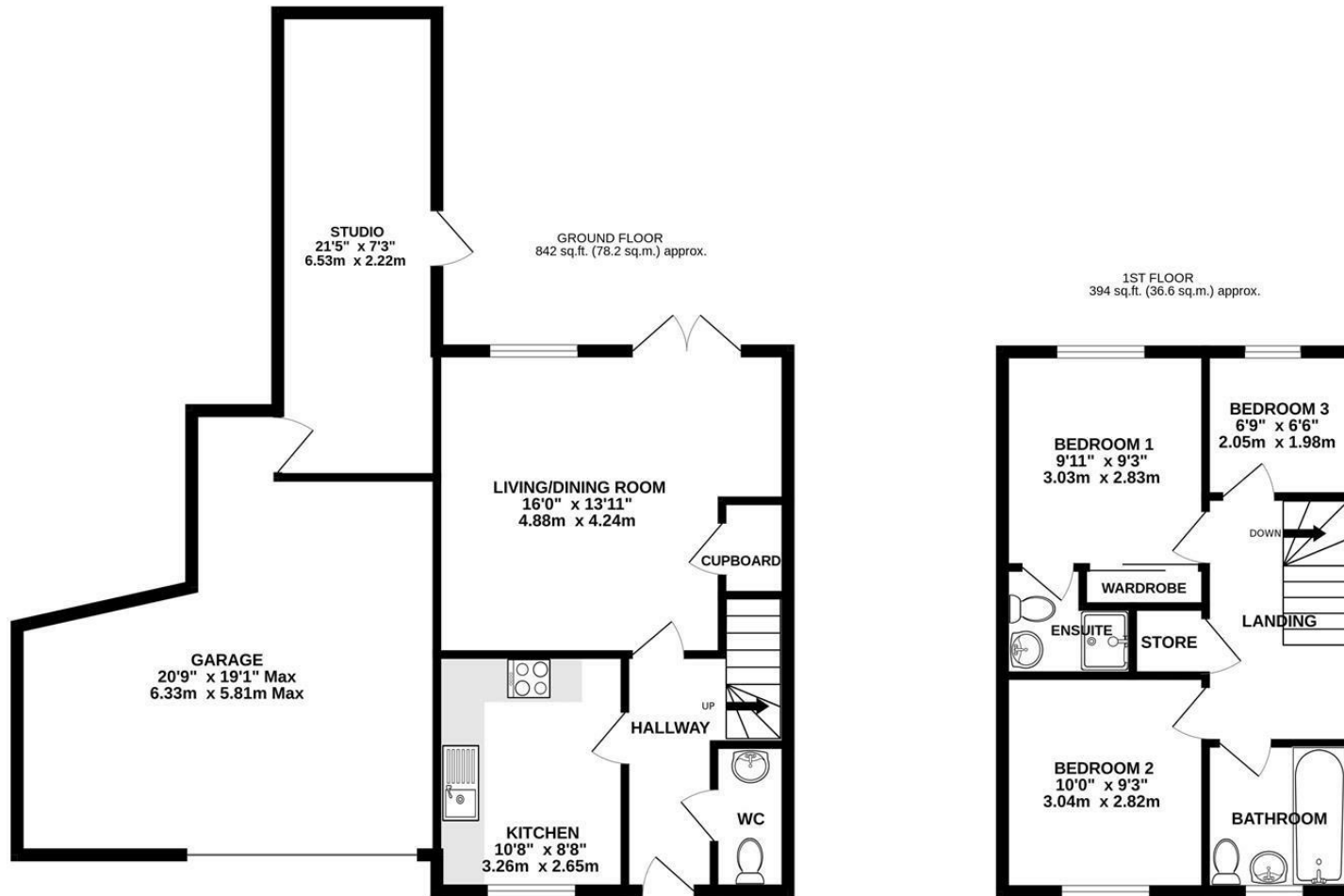
Sewerage: Mains

Heating: Gas Central heating.

Broadband speed: Standard 18 Mbps and Superfast 73 Mbps and Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely), and Three (Likely).





TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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