



**80 Lilliesfield Avenue, Barnwood GL3 3AH**  
**£390,000**





# 80 Lilliesfield Avenue, Barnwood GL3 3AH



• Three bedroom semi-detached family home • Private and enclosed rear garden • Detached garage • Ample off road parking • Situated in the popular suburb of Hucclecote • Good transport link between Gloucester and Cheltenham • Within walking distance to local amenities • EPC C73 • Tax Band C - Gloucester City Council; £2,087.261 (2025/2026)

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£390,000**

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**hucclecote@naylorpowell.com**

**www.naylorpowell.com**

## Porch

Stepping into the property, the porch is a great space for coats, shoes and such like.

## Hallway

the hallway provides access to the living room, dining room, kitchen and stairs to the first floor. Understairs storage cupboard.

## Living Room

Generously sized living room with window to the front aspect. Sliding doors to the dining room.

## Dining Room

Versatile space with sliding doors to the outside patio area.

## Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven, fridge freezer and four ring electric hob with extractor over.

## Utility Room

Additional storage alongside plumbing for washing machine and space for a tumble dryer. Door to outside and combination boiler.

## Shower Room

Stylish wet room with WC and wash hand basin alongside a shower with tiled surround.

## Landing

Provides access to three bedrooms and family bathroom.

## Master Bedroom

Double bedroom with built in wardrobes and sliding doors. Window to front aspect.

## Second Bedroom

Double bedroom with built in wardrobe and window to the rear aspect overlooking the back garden.

## Third Bedroom

Window to rear aspect. Storage cupboard.

## Bathroom

Stylish bathroom suite comprising WC, wash hand basin, bath and double width walk in shower with tiled surround. Frosted window to the rear aspect.

## Outside

To the front, the property benefits from a block paved driveway providing parking for multiple vehicles. Accessed via the side gate, the back garden is a great size and benefits from being a combination of patio and lawned areas and is accompanied by a variety of bushes, shrubs and flowers.

## Garage

Power and lighting.

## Location

Located southeast of the historic Gloucester City Centre, the popular area of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include the local Dinglewell and Hillview junior schools as well as access to several secondary and grammar schools 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. 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: Tax Band C

Local Authority and Rates: Gloucester City Council; £2,087.26(2026/2027)

Electricity supply: Mains

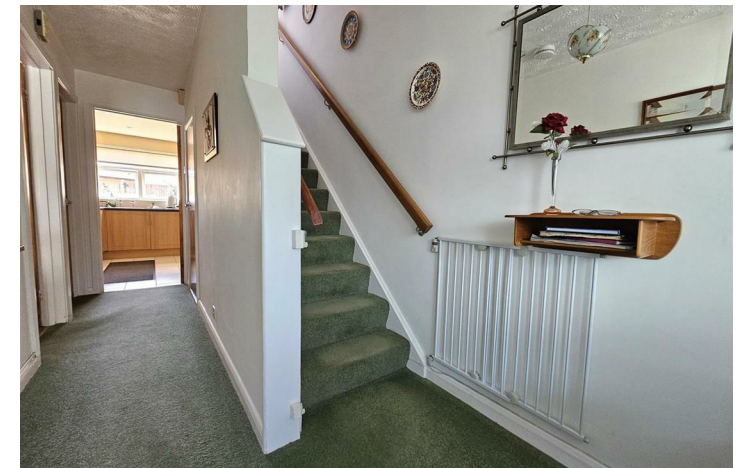
Water supply: Mains

Sewerage: Mains

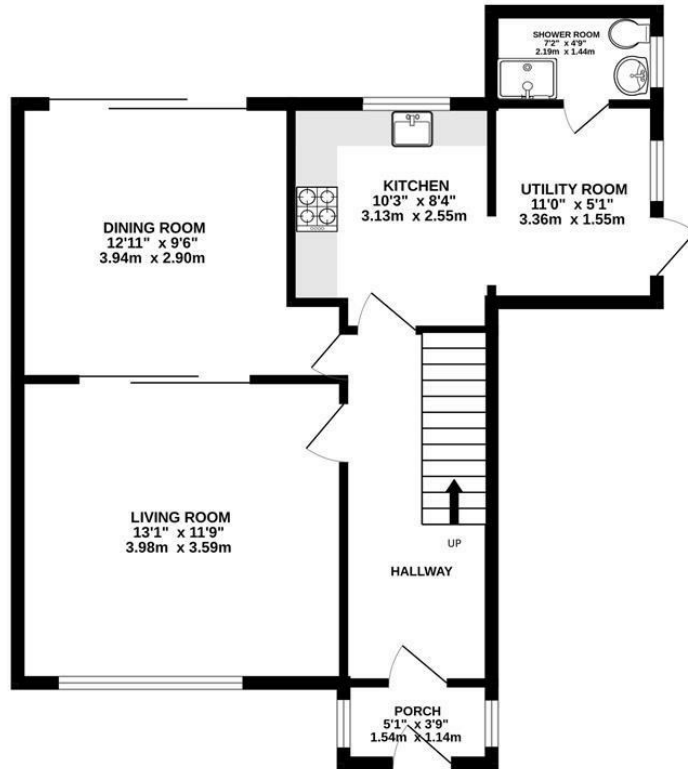
Heating: Gas central heating

Broadband speed: Standard 17 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps

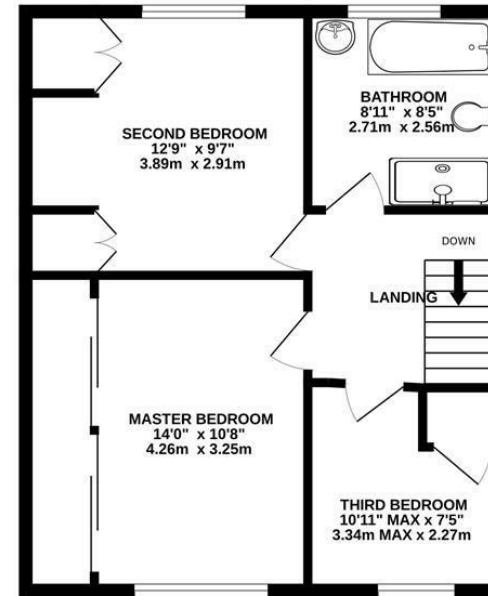
Mobile phone coverage: EE(Likely), Three(Likely), 02(Likely) and Vodafone(Likely)



GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.7 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.

