



82 Lilliesfield Avenue, Barnwood GL3 3AH
£420,000



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• Chain free • Larger than average South facing rear garden • Good transport links • Close to local schools and amenities • Renovated throughout • Off road parking • Utility room • Corner plot • Gloucester City Council; Tax Band C - £1990.01 per annum (2025/2026) • EPC rating D67

£420,000



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Entrance Hall

Stairs to first floor, radiator, door to the kitchen, dining room, and door to;

Living Room

Double-glazed window to the front elevation, double radiator, opening to;

Dining Room

Radiator, French doors to garden.

Kitchen/Breakfast Room

Double-glazed window to side and rear elevations, radiator, matching wall and base units with worktops over, one-and-a-half-bowl sink with drainer unit, five-ring electric hob with overhead extractor fan, integrated oven, wine fridge and dishwasher, space for American style fridge freezer, door to;

Utility Room

Window to front elevation, worksurface with space beneath for washing machine and tumble dryer, radiator, doors to rear garden, conservatory, and;

WC

Double-glazed obscure window to front elevation, radiator, WC, washhand basin.

Conservatory

Double-glazed windows to front, side, and rear elevations; electric heater; French doors to rear garden.

First floor landing

Double-glazed window to the side elevation, radiator doors to all bedrooms and the bathroom. Access to the loft is via a hatch which is boarded with a ladder and light. The boiler is located in the loft.

Bedroom One

Double-glazed window to the front elevation, built-in wardrobes, radiator.

Bedroom Two

Double-glazed window to the rear elevation, radiator.

Bedroom Three

Double-glazed window to the front elevation, built in cupboard, radiator.

Bathroom

Double-glazed obscure windows to side and rear elevations, WC, panelled bath, double shower cubicle, washhand basin, radiator, and heated towel rail.

Garage

18'2" x 8'11" (5.55 x 2.73)

Double-glazed windows to rear and side elevations, up-and-over garage door, side pedestrian door, power and light.

Outside

To the front of the property is a tarmac and gravelled driveway providing off-road parking for multiple vehicles, a storage cupboard and access to the garage. There is also useful gated side access to the rear of the property. The larger-than-average south-facing garden is a particular feature of this property and benefits from two patio seating areas, a large area of lawn and mature trees and shrubs.

Location

Various local amenities include the local Dinglewell Junior School as well as access to a number of secondary and grammar schools being located within the city. You're within easy access of an array of local amenities and facilities that Hucclecote has to offer. There is a doctor's surgery, library, dentist, opticians, and Aldi supermarket, as well as independent shops, to include a coffee house. 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. 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: Gloucester City Council - £1990.01 per annum (2025/26)

Electricity supply: Mains

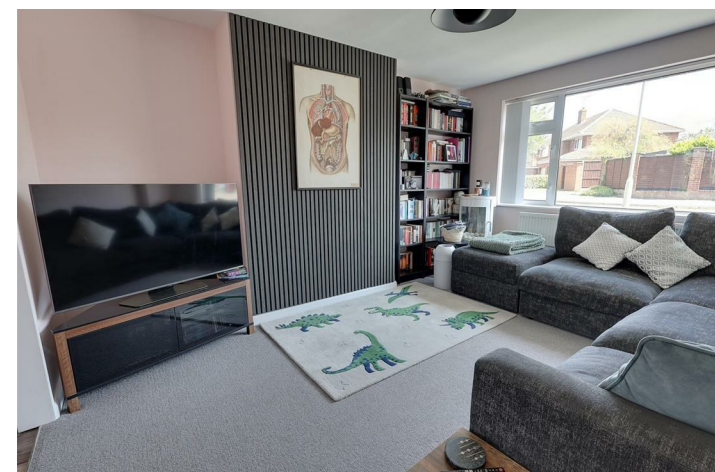
Water supply: Mains

Sewerage: Mains

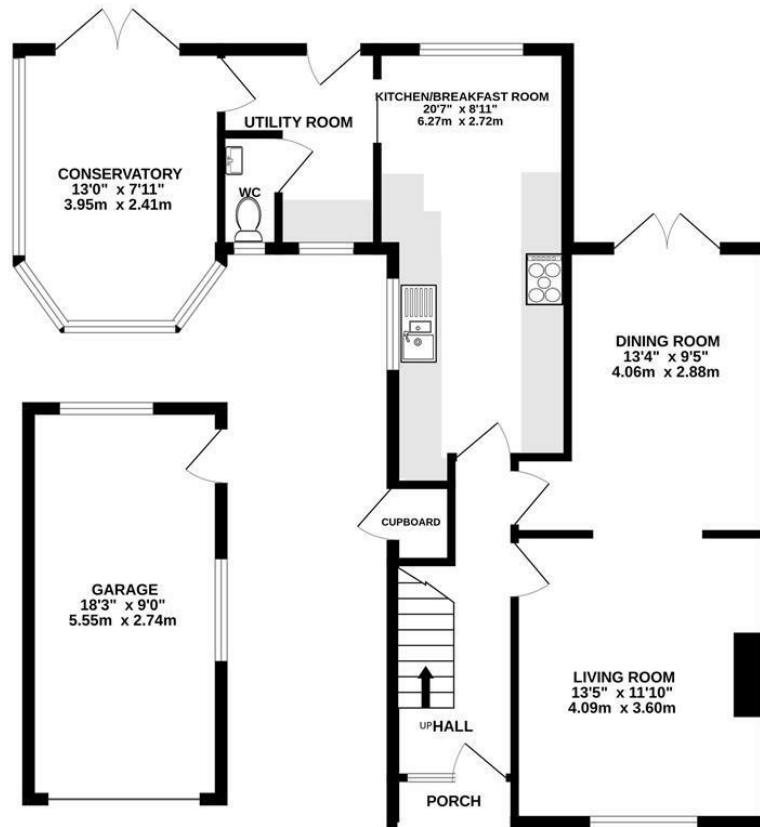
Heating: Gas Central heating.

Broadband speed: Standard 16 Mbps and Superfast 51 Mbps and Ultrafast 1000 Mbps

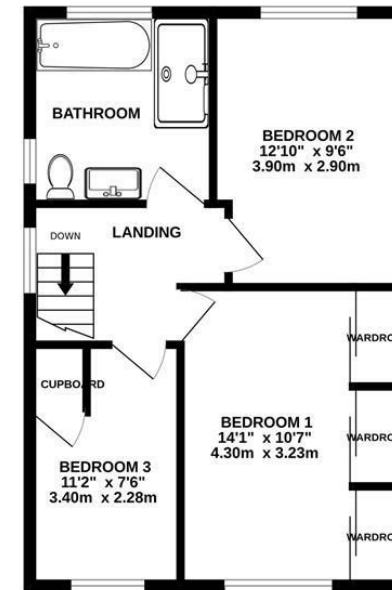
Mobile phone coverage: Vodafone (Limited), O2 (Limited), EE (Limited), and Three (Limited)



GROUND FLOOR
892 sq.ft. (82.9 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.2 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.

