



70 Brookfield Road, Hucclecote GL3 3HQ
£375,000



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• No onward chain • Extended three bedroom semi-detached family home • Well presented throughout • Ample off road parking and garage • Situated in the sought after suburb of Hucclecote • Within walking distance to local amenities and highly rated primary schools • Private and enclosed rear garden • Versatile living accommodation throughout • EPC D65 • Tax Band C - Gloucester City Council; £2,087.26 (2026/2027)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£375,000

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Accommodation

Stepping into the property, the welcoming hallway provides access to the living room, dining room, kitchen/breakfast room, and stairs to the first floor.

The living room is positioned at the front of the property and offers a generous space, enhanced by a charming feature wood burner with mantle and hearth. The dining room is also well-proportioned and highly versatile, with sliding doors opening out onto the rear patio, perfect for entertaining or enjoying indoor outdoor living.

The extended kitchen/breakfast room creates a sociable hub of the home, offering ample space for a dining table. The kitchen itself is fitted with a range of floor and eye level units, providing plenty of storage, along with space for a fridge freezer, oven, and plumbing for a washing machine. Completing the ground floor is a useful porch off the kitchen, with access to both the garage and the rear garden.

Upstairs, the first floor comprises three spacious bedrooms. The principal and second bedrooms are both good sized doubles, with the principal bedroom further benefiting from built-in wardrobes. The accommodation is served by a family bathroom featuring a wash hand basin and bath with shower over, as well as a separate WC for added convenience.

Garage

17'4" x 8'2" (5.30 x 2.49)

Up and over door providing vehicular access. Door to the rear leading to the kitchen and back garden. Power and lighting.

Outside

To the front, the property boasts a block paved driveway providing off road parking for multiple vehicles.

The rear garden is generously sized and offers a pleasant mix of lawn and patio areas, ideal for both relaxing and entertaining. The garden is further complemented by a useful shed for additional storage.

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

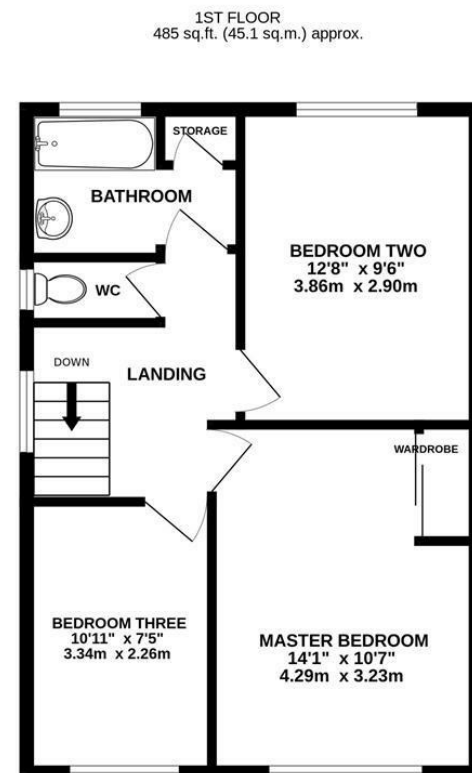
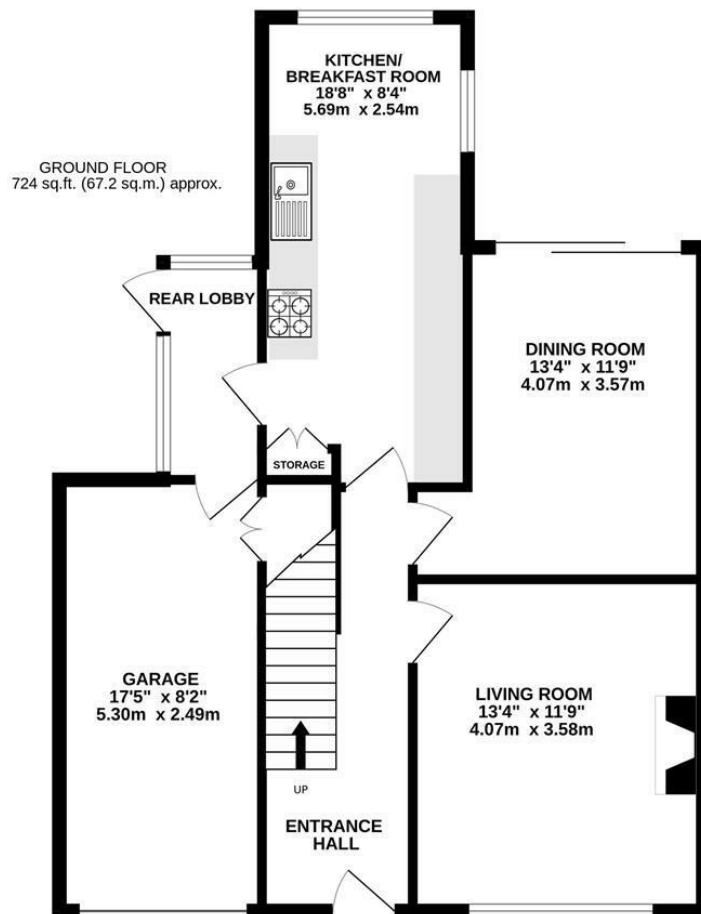
Sewerage: Mains

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)





TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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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