



**3 Jenner Close, Hucclecote GL3 3DZ**  
**£345,000**



## 3 Jenner Close, Hucclecote GL3 3DZ

• Immaculately presented • Garage conversion to create family room/study • South facing private garden • Close to local schools and amenities • Off road parking • Quiet cul-de-sac location • Open plan • Good transport links • Gloucester City Council, Tax Band C - £1990.01 (2025/2026) • EPC Rating D65



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

[hucclecote@naylorpowell.com](mailto:hucclecote@naylorpowell.com)

[www.naylorpowell.com](http://www.naylorpowell.com)

**£345,000**

### Entrance Porch

Door to front of property, window to side elevation, door to;

### Living Room

Double-glazed window to front elevation, radiators, French doors to rear garden, wooden rustic mantle, opening to;

### Kitchen/Diner

Double-glazed window to rear elevation, door to garden, matching wall and base units with worktops over, one-bowl sink with mixer tap, four-ring electric hob with overhead extractor, integrated ovens and fridge-freezer.

### Hallway

Stairs to first floor, door to Family room, door to;

### WC

WC, washhand basin, window to side elevation.

### Family Room

Double-glazed window to front elevation, radiator. door to;

### Utility Room

Double-glazed window to side elevation, boiler, space for washing machine and dryer.

### On The First Floor

### Landing

Double-glazed obscure window to side elevation, doors to all upstairs accomadations.

### Bedroom One

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

### Bedroom Two

Double-glazed window to rear elevation, radiator.

### Bedroom Three

Double-glazed window to front elevation, radiator.

### Bathroom

Double-glazed obscure window to rear elevation, bath with shower head, WC, wash hand basin, and heated towel rail.

### Outside

To the front of the property is a paved driveway, lawn area and gated side access. To the rear of the property is a paved patio seating area, a storage shed and lawn area.

### Location

The popular suburb of Hucclecote has lots to offer with a Dentist, Doctors surgery, an array of shops, transport links, and schools. Various local amenities include the Dinglewell Junior school as well as access to several 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. 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.

### 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

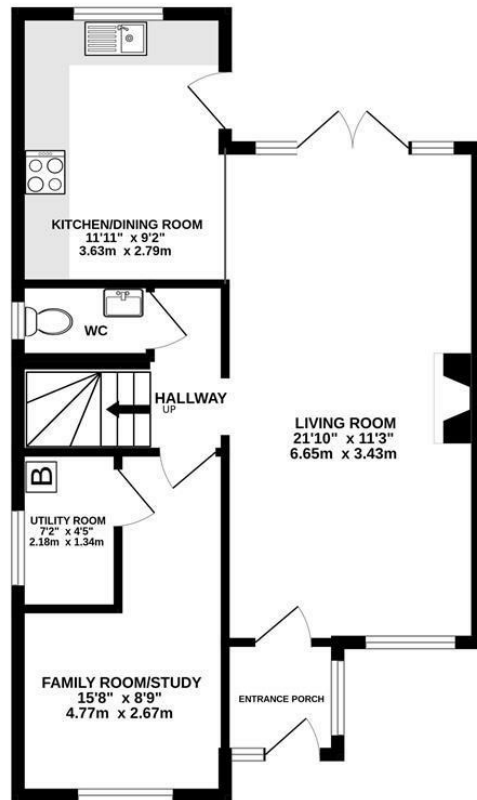
Heating: Gas Central heating.

Broadband speed: Standard 17 Mbps and Superfast 74 Mbps and Ultrafast 1000 Mbps

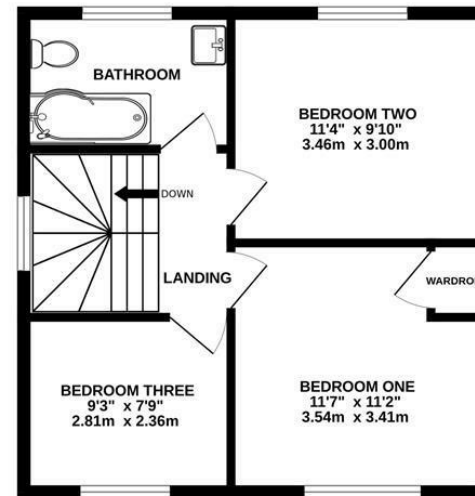
Mobile phone coverage: Vodafone (Limited), O2 (Limited), EE (Limited), and Three (Limited).



GROUND FLOOR  
573 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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.  
Made with Metropix ©2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

