



**59 Kingstone Avenue, Hucclecote GL3 3AR**  
**£315,000**





## 59 Kingstone Avenue, Hucclecote GL3 3AR

• Chain free • Off road parking • Garage • Close to local schools and amenities • Newly fitted shower room • Private garden • Well presented throughout • Quiet location • Gloucester City Council, Tax Band C - £1990.01 (2025/2026) • EPC C71



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£315,000**

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**www.naylorpowell.com**

### Entrance Hall

Double-glazed window to front elevation, stairs to first floor, door to kitchen, door to;

### Living Room

Double-glazed window to front elevation, gas fireplace, access to;

### Family Room

radiator, access to;

### Dining Room

Double-glazed windows to rear elevation, radiator, french doors to rear garden, door to the side of the property, access to;

### Kitchen

Matching wall and base units with worktops over, stainless steel one-and-a-half-bowl sink with drainer unit, 4-ring induction hob with overhead extractor fan, space for fridge, freezer, space for undercounter fridge, space for washing machine.

### First floor landing

Window to side elevation. Doors to all bedrooms and bathroom,

### Bedroom One

Double-glazed window to front elevation, radiator.

### Bedroom Two

Double-glazed window to rear elevation, radiator.

### Bedroom Three

Double-glazed window to front elevation, radiator.

### Shower Room

Double-glazed obscure window to rear elevation, WC, washhand basin, shower cubicle, two cupboards, radiator.

### Outside

To the front of the property is a paved driveway for 2 vehicles, a low-maintenance lawn area with a raised bed with mature plants, and double doors leading to the side of the property. To the rear of the property is a single garage with a side door, a patio, and a lawn area with a range of mature shrubs.

### Location

The popular suburb of Hucclecote has lots to offer with a Doctors surgery, an array of shops, transport links, and schools. 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.

### Material Information

Tenure: Freehold.

Council Tax band: C

Local authority and rates: Gloucester City Council - £1,990.01 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

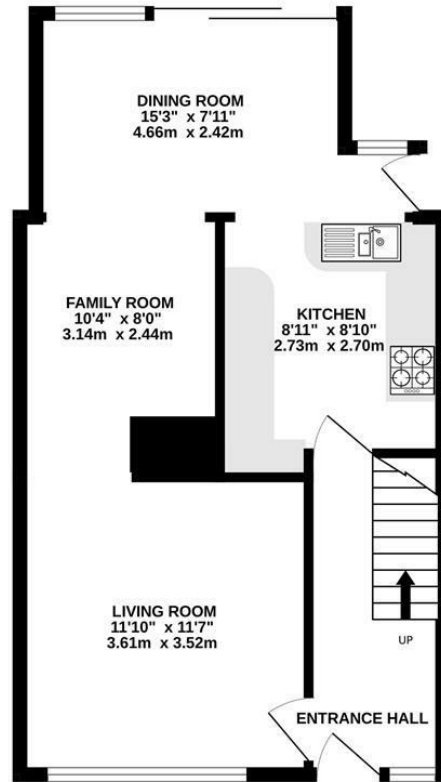
Heating: Gas Central

Broadband speed: Standard 17 Mbps, Superfast 61 Mbps and Ultrafast 1000 Mbps

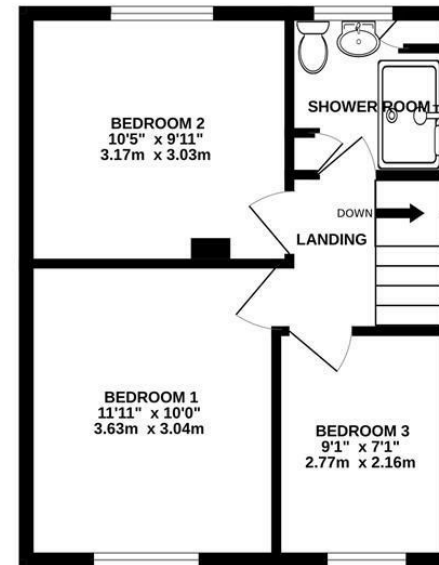
Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely) and Three (Likely).



GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.2 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.

