

# 10 Barnacre Drive, Hucclecote GL3 3DQ

**£307,750**

naylor powell

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• No onward chain • Three bedroom semi-detached property • Ample off road parking and detached garage • Private and enclosed rear garden • Popular suburb location • Within walking distance to local amenities • Great transport links between Gloucester and Cheltenham • Potential rental income of £1400 pcm • EPC rating C76 • Tax Band C - Gloucester City Council - £2,087.26 per annum (2026/27)

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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## £307,750

### Accommodation
The ground floor offers well-presented and generously sized accommodation, beginning with a welcoming entrance hall that provides access to all downstairs rooms, along with the staircase leading to the first floor. The spacious living room is flooded with natural light via a large front-facing window and centres around a fireplace, creating a focal point for the room. The kitchen is fitted with an excellent range of wall and base units, complemented by ample worktop space and a selection of appliances including an electric oven, washing machine and fridge freezer. Completing the ground floor is a convenient WC together with a separate shower room.

To the first floor, the property boasts three well-proportioned bedrooms, providing versatile accommodation. The generously sized master bedroom benefits from fitted wardrobes, while the remaining bedrooms are also of a good size and enjoy plenty of natural light throughout.

### Outside
To the front, the property benefits from a well-maintained lawned garden alongside a driveway providing off-road parking for multiple vehicles. Gated side access leads through to the rear garden, which is a generous size and offers an excellent outdoor space for both relaxation and entertaining. Predominantly laid to lawn, the garden also incorporates patio seating areas, a variety of established shrubs and planting beds, together with a useful garden shed providing additional storage.

### Garage
Up-and-over door providing vehicular access. Versatile space that currently offers additional storage.

### Location
The popular suburb of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include the local Hillview and Dinglewell Junior Schools, as well as access to several secondary and grammar schools located within the city. A short distance away is access to the M5, providing ideal links to Birmingham and Bristol, while a direct line to London Paddington can be located at Gloucester Station. There are also regular bus services to both Cheltenham and Gloucester.

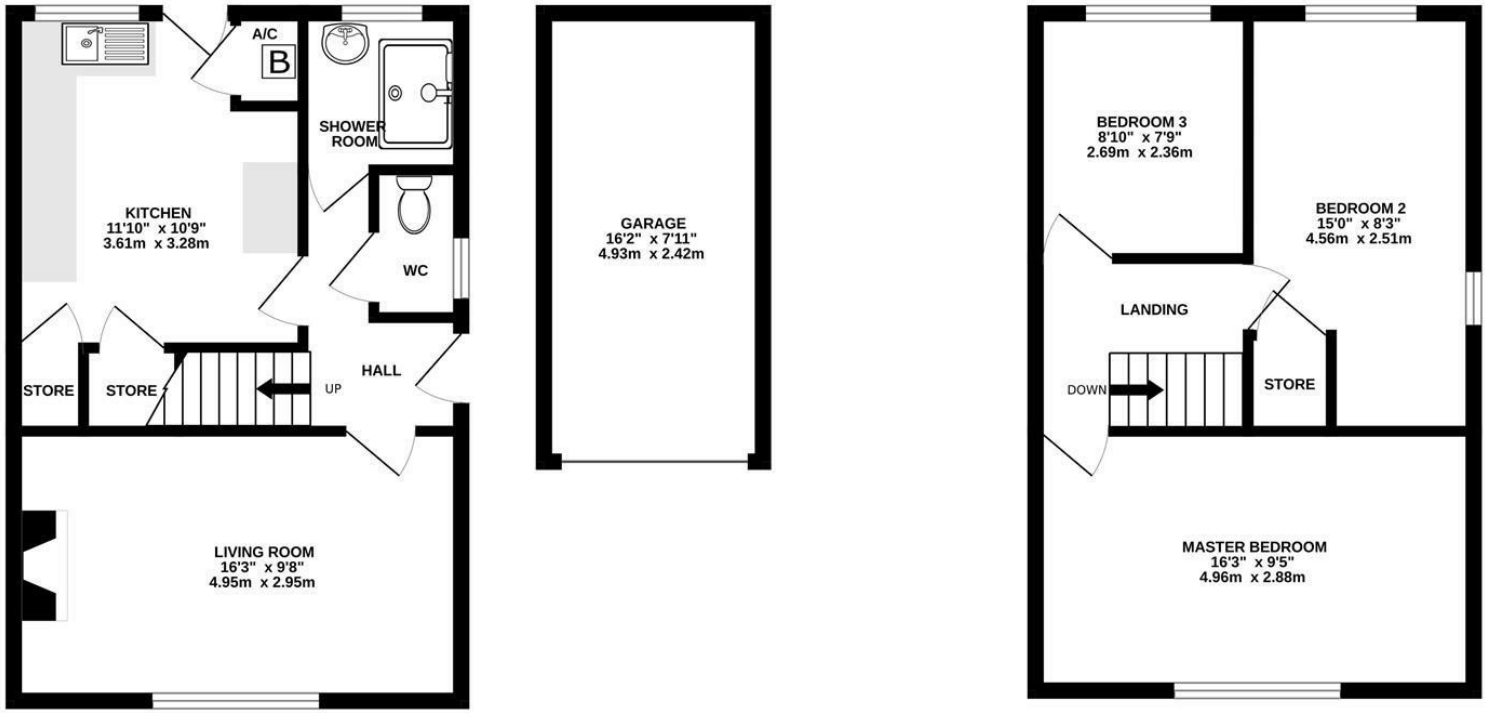
### Material Information
Tenure: Freehold.
Council Tax band: C
Local authority and rates: Gloucester City Council - £2,087.26 per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central heating
Broadband speed: Standard 17 Mbps, Superfast 80 Mbps and Ultrafast 1800 Mbps
Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely) and Three (Likely).





GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.




TOTAL FLOOR AREA : 907 sq.ft. (84.2 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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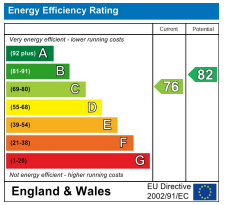
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

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