



**18 Berkeley Close, Hucclecote GL3 3TG**

**£425,000**





# 18 Berkeley Close, Hucclecote GL3 3TG



• Chain free • Well presented throughout • En suite to master • Off road parking • Easy access to the M5 motorway • Desirable area • Low maintenance rear garden • Utility Room • EPC Rating C72 • Tewkesbury Borough Council - Tax Band D (£2,211.09 per annum 2025/26)

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## Entrance Hall

Stairs to the first floor, door to the living room, door to the kitchen/diner, door to:

## WC

Double-glazed obscure window to front elevation, WC, handwash basin, heated towel rail.

## Living Room

Double-glazed window to front elevation, radiators, french doors to:

## Conservatory

Double-glazed windows to side and rear elevations, french doors to rear garden.

## Kitchen/Diner

Double-glazed windows to rear and side elevations, a range of matching wall and base units with worktops over, a four-ring gas hob, stainless steel one and a half bowl sink with drainer unit, integrated ovens, space for a fridge freezer, space for a dishwasher, boiler, radiators, door to rear garden, door to:

## Utility Room

Double-glazed window to front elevation, matching wall and base units with worktops over, space for washing machine, space for dryer.

## On the first floor

## Landing

Grants access to all bedrooms and the bathroom.

## Bedroom One

Double bedroom, Double-glazed window to front elevation, radiator, built-in wardrobe, door to:

## Ensuite

Double-glazed obscure window to front elevation, shower cubicle, handwash basin, WC, heated towel rail, large storage cupboard.

## Bedroom Two

Double bedroom, Double-glazed window to rear elevation, radiator, built-in wardrobe.

## Bedroom Three

Double bedroom, Double-glazed window to front elevation, radiator.

## Bedroom Four

Double-glazed window to rear elevation, radiator, built-in walk-in wardrobe.

## Bathroom

Velux window, bath with electric shower, WC, hand wash basin, heated towel rail.

## Outside

To the front of the property is a large block-paved driveway for multiple cars and side access to the rear of the property. At the rear of the property, the enclosed garden consists of two paved patio seating areas, a maintainable lawn, and raised flower beds. There are two storage sheds and a range of trees and shrubs.

## Location

Berkeley Close is located within the popular area of Hucclecote. Various local amenities to include the local junior schools Hillview and Dinglewell as well as access to a number of secondary and grammar schooling being located within Cheltenham and Gloucester. A short distance away is access to the M5 providing ideal links to Birmingham and Bristol whilst a direct line to London Paddington is from 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 at Hucclecote Green, and meadows within close proximity.

## Material Information

Tenure - Freehold

Council Tax Band D

Tewkesbury Borough Council - (£2,211.09 per annum 2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

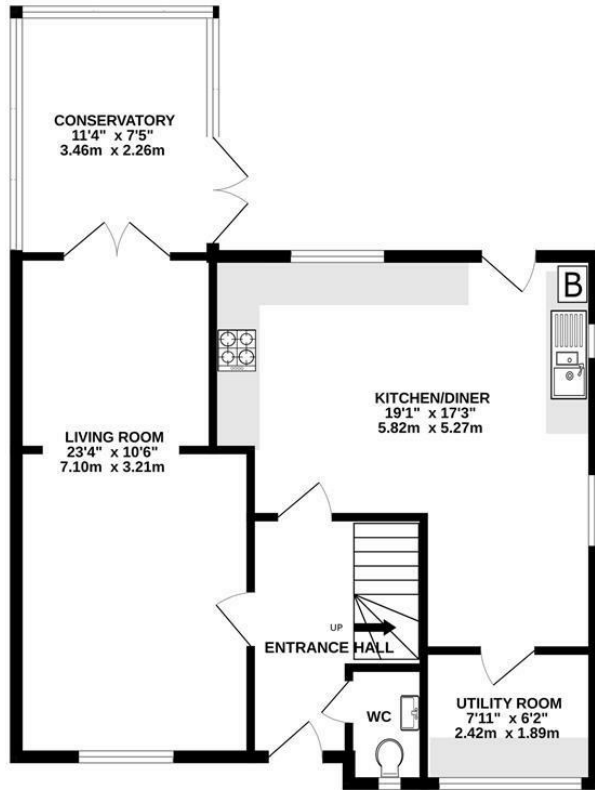
Heating: Gas central heating

Broadband speed: Basic 12mb, Superfast 80mb, Ultrafast 1000mb

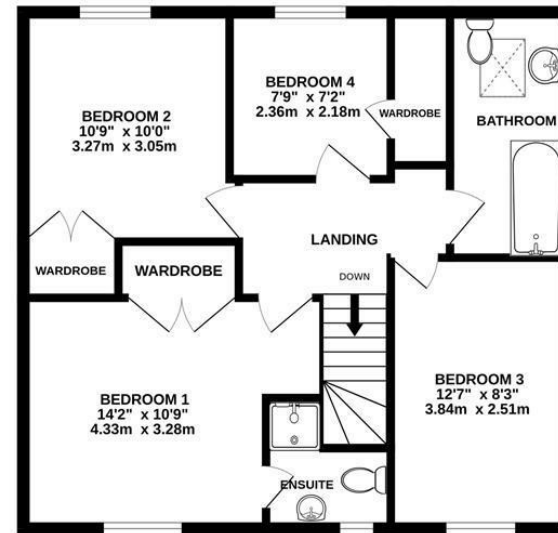
Mobile phone coverage: Vodafone (Likely), EE (Likely), Three (Likely) and O2 (Likely).



GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 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.

