



**97 Dinglewell, Hucclecote GL3 3HT**  
**£425,000**



# 97 Dinglewell, Hucclecote GL3 3HT



- Chain-free • Home office • Garage with power and lighting • Close to local schools and amenities • Large garden approaching 0.16 of an acre • Good transport links • Well presented throughout • Loft conversion providing a fourth bedroom • Gloucester City Council, tax band C - £1990.01 per annum (2025/26) • EPC rating D66

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£425,000

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### Porch

Double-glazed window to the front elevation, Door to;

### Entrance Hall

Double-glazed window to the front elevation, radiator, solid wood flooring, stairs to the first floor, doors to all downstairs accommodation.

### Dining Room

Double-glazed window to the front elevation, radiator, feature fireplace.

### Living/Family Room

Double-glazed French doors to the rear, radiator, and an exposed brick chimney breast with an inset open fire.

### Kitchen

Double-glazed windows to the side and rear elevations, a range of matching wall and base units with worktops over, a four-ring range cooker with an overhead extractor fan, a granite one-and-a-half bowl sink with drainer, an integrated undercounter fridge and freezer, space for a washing machine, and a dishwasher.

### Cloakroom

Double-glazed obscure window to side elevation, WC, and handwash basin.

### First floor landing

Double-glazed window to the side elevation, stairs to the second floor, doors to all first-floor accommodation.

### Bedroom One

Double-glazed window to the rear elevation, built-in wardrobes and storage cupboard, radiator.

### Bedroom Two

Double-glazed window to the front elevation, radiator.

### Bedroom Four

Double-glazed window to the front elevation, radiator.

### Bathroom

Obscure double-glazed window to the side elevation, shower cubicle, panelled bath, WC, wash hand basin, heated towel rail.

### Bedroom Three (Second Floor)

Double-glazed window to side elevation, Velux window, radiator, eaves storage.

### Outside

To the front of the property is a tarmac and gravel driveway bordered by a hedge and brick wall, as well as gated side access to the rear of the property. At the rear of the property is a well-maintained, larger-than-average garden approaching 0.16 of an acre. It is currently split into three different areas: a sizeable patio seating area, a formal garden area with a variety of mature trees and shrubs, and then a large open lawn area with an old brick chicken coop currently used as a storage shed. There is access to the study from the patio area and also access to the garage from the side of the property.

### Study

8'11" x 8'9" (2.72 x 2.68)

Double-glazed window to rear elevation, wash hand basin.

### Garage

18'8" x 9'1" (5.70 x 2.78)

Power and light, up and over door to front elevation.

### 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 Dinglewell Junior School 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.

### Materia 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

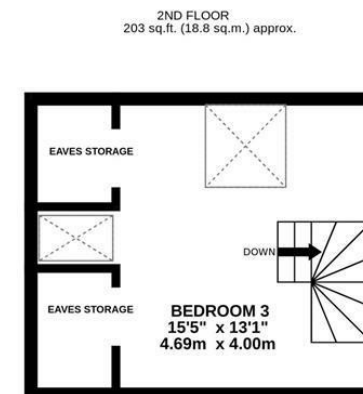
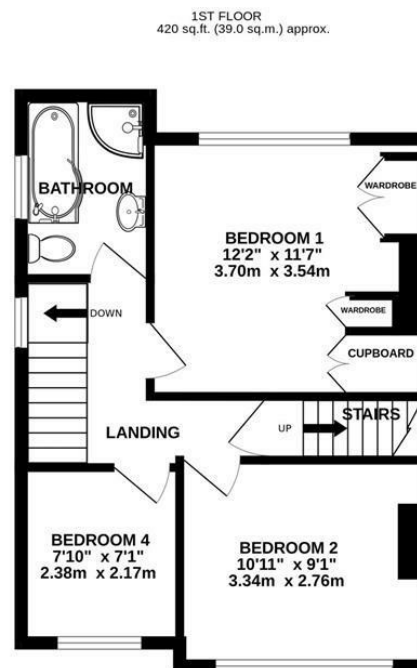
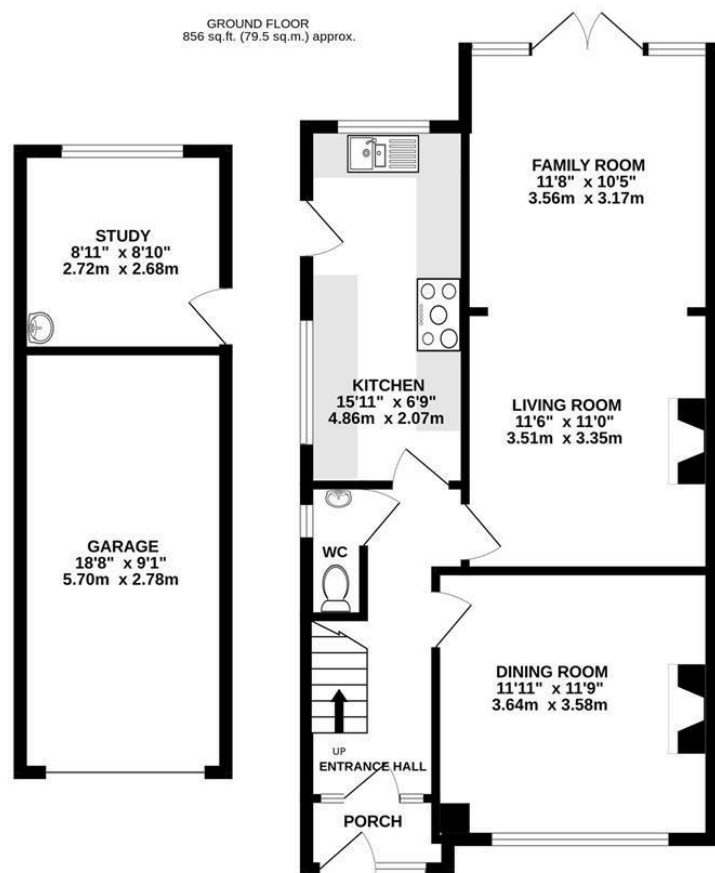
Sewerage: Mains

Heating: Gas Central heating.

Broadband speed: Standard 18 Mbps and Superfast 73 Mbps and Ultrafast 1000 Mbps

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





TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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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