



9 Hillview Drive, Hucclecote GL3 3LJ
£300,000



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• Located in a sought after area of Hucclecote • Enclosed and private south facing rear garden • Large garage and off road parking • Chain Free • Close to local amenities • Potential to create a third bedroom • Gas central heating and double glazing • Close to good transport links • Gloucester City Council - £1,990.01 per annum (2025/26) • EPC rating C71



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Porch

Double-glazed windows to the front and side elevations, door to;

Entrance Hall

Doors to all accommodation, radiator.

Bedroom One

Double-glazed bay window to the front elevation, radiator.

Bedroom Two

Double-glazed window to the side elevation, radiator.

Bathroom

Double-glazed obscure window to the side elevation, bath with a shower over, WC, wash hand basin, radiator.

Living Room

Double-glazed sliding doors to the rear, electric fire place, radiator, double doors to;

Dining Room/ Bedroom Three

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

Kitchen

Double-glazed window to the rear elevation, a range of matching wall and base units with work surface over, inset 1 1/2 bowl sink, induction hob, integrated oven, space for undercounter fridge and washing machine, door to;

Garage

Barn-style doors to the front, a door to the side leading into the rear garden, two double-glazed windows to the side elevation, 1 bowl stainless steel sink, power, and lighting.

Outside

To the front of the property, you have a good-sized driveway providing off-road parking. To the rear of the property you have a larger than average sized garden mainly laid to lawn, along with a

patio area. The beautifully tended garden has a variety of flowers, small trees, and shrub borders.

Location

Located southeast of the historic Gloucester City Centre, the popular suburb of Hucclecote has lots to offer with an array of shops, transport links, and schools. 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. 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, Hucclecote Green, and meadows within close proximity.

Material Information

Tenure: Freehold.

Council Tax band: 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

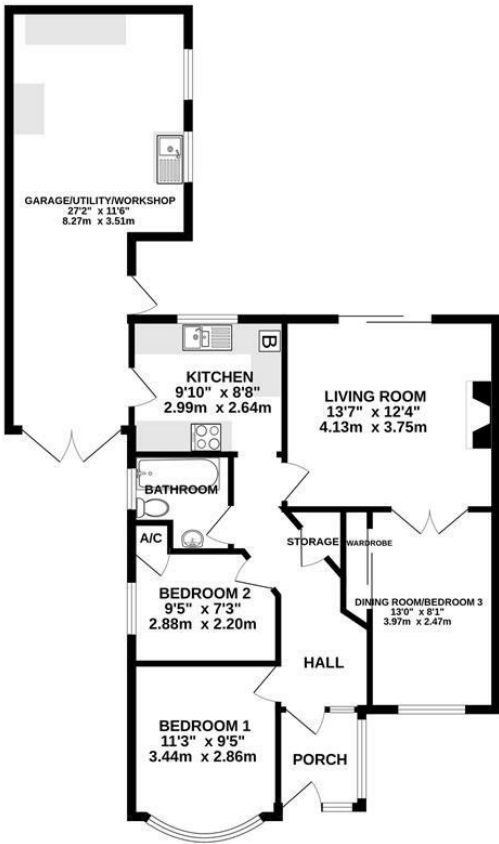
Heating: Gas Central heating.

Broadband speed: Standard 17Mbps, Superfast 80 Mbps, Ultrafast 1000Mbps

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



GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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.

