



20 Lynton Road, Hucclecote GL3 3HX
£365,000



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• Chain-free • Shower room and bathroom • Three reception rooms • Close to local school and amenities • Large garden • Five bedrooms • Versatile living accommodation • Ideal family home • Gloucester City Council - Tax band C (£1990.01 2025/2026) • EPC Rating 73C and 67D

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£365,000

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Porch

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

Entrance Hall

Stairs to the first floor, door to the kitchen/dining room, Door to;

Living Room

Double-glazed window to front elevation, radiators, patio door to rear garden.

Kitchen/Dining Room

Double-glazed window to rear elevation, radiator, matching wall and base units with worktops over, stainless steel one and a half bowl sink with drainer unit, four-ring gas hob with overhead extractor fan, boiler, space for an undercounter fridge, slimline dishwasher, and washing machine. door to the rear garden.

Sun Room

Double-glazed windows to side elevation, radiator, french doors to rear garden, access to;

Utility Room

Matching wall and base units with worktops over, a stainless steel one-and-a-half bowl sink with drainer unit, four-ring gas hob with overhead extractor fan, boiler, space for an undercounter fridge and washing machine, access to;

Family Room/Study

Double-glazed window to front elevation, radiators, stairs to the first floor, access to;

Shower Room

Radiator, WC, shower cubicle, handwash basin.

First Floor Landing

Giving access to all bedrooms and the 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 rear elevation, radiator.

Bedroom Four

Double-glazed window to front elevation, radiator.

Bedroom Five

Double-glazed window to front elevation, radiator.

Bathroom

Double-glazed obscure window to rear elevation, WC, p-shaped bath with shower over, hand wash basin, heated towel rail.

Outside

To the front of the property is a tarmac driveway providing off-road parking for a couple of vehicles and a well-planted border. At the rear of the property is a decked seating area, a patio seating area and a large lawn area. Further benefits include a storage shed/workshop, greenhouse and raised flowerbeds. The garden backs onto the King George V playing field, providing a scenic backdrop.

Location

Located southeast of the historic Gloucester City Centre, Lynton Road is located within the popular area of Hucclecote. Various local amenities include the 'Good' Ofsted-rated local Dinglewell Junior school as well as access to a number of secondary and grammar schooling being located within the City. 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. Whilst 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; £1990.01 (2025/2026)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

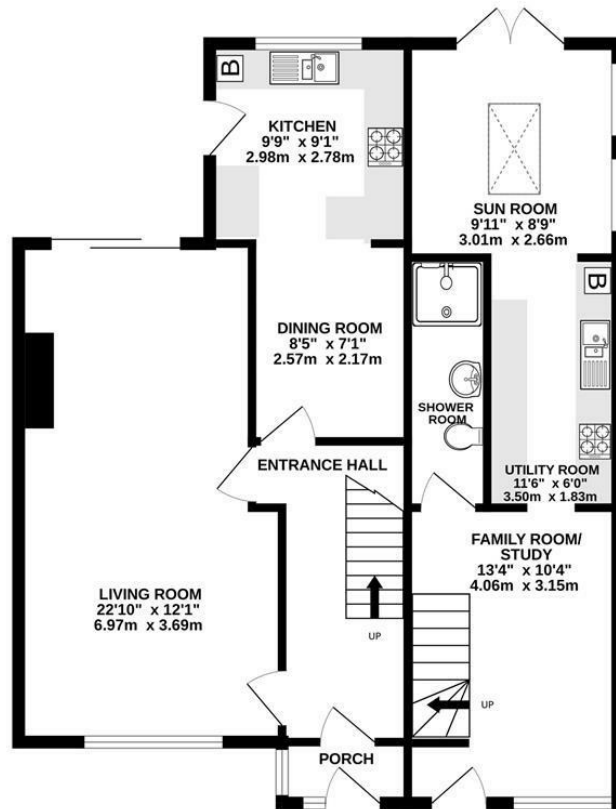
Heating: Gas central heating

Broadband speed: Standard 17 Mbps, Superfast 40 Mbps, Ultrafast 1000 Mbps

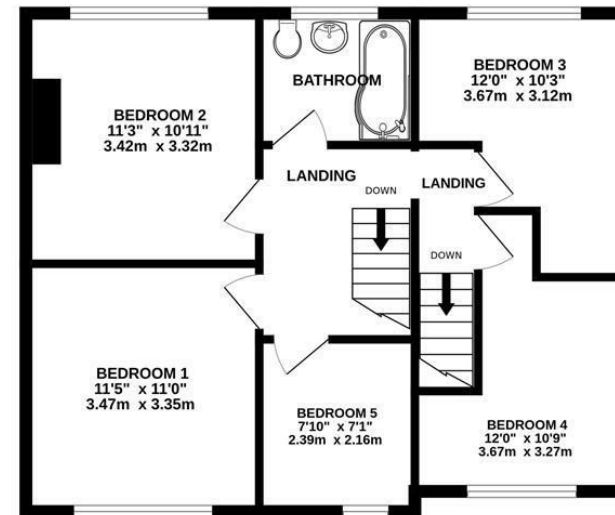
Mobile phone coverage: EE(Likely), Three(Likely), 02(Likely) and Vodafone(Likely)



GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1636 sq.ft. (152.0 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.

