



**20 Elmgrove Road, Hucclecote GL3 3RQ**  
**£315,000**





## 20 Elmgrove Road, Hucclecote GL3 3RQ

• Chain free • Located close to local amenities, schools and transport links • Downstairs WC and upstairs shower room • Good sized south facing rear garden • Gas central heating and double glazing • Off road parking • Extended living room • Well presented throughout • Gloucester City Council, Tax Band B - £1,741.26 per annum (2025/26) • EPC rating D57



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£315,000**

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### Entrance Hall

Stairs to the first floor, doors to all ground-floor accommodation, radiator cupboard.

### Living Room/Garden Room

Double-glazed sliding doors to the rear, double-glazed window to the rear and side elevation, two radiators.

### Kitchen/ Dining Room

Double-glazed windows to the front and rear elevations, a range of matching wall and base units with worktops over, integrated oven and hob, space for a dishwasher, inset 1 bowl sink, radiator. Door to;

### Utility

Doors to front and rear gardens, power and light, plumbing and space for washing machine, wall-mounted gas boiler.

### WC

WC

### Garden Store

Window to side elevation

### First Floor Landing

Double-glazed window to front elevation, doors to all bedrooms and shower room

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

Double-glazed window to front elevation

### Shower Room

Freestanding shower cubicle, WC, wash hand basin, radiator, double-glazed window to side elevation.

### Outside

To the front of the property is off-road parking for a couple of vehicles, a gravelled area, and mature shrub borders.

The rear garden is south-facing with a variety of mature trees, shrubs, and plants, a paved patio area, and a path that leads the full length of the property.

### Location

Located southeast of the historic Gloucester City Centre, Elmgrove Road is located within the popular area of Hucclecote. Various local amenities include Dinglewell Junior School as well as access to a number of 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. While 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

Property Construction: This property was originally built as a Hawksley Construction but has been rebricked since.

Tenure: Freehold.

Council Tax band: B

Local authority and rates: Gloucester City Council - £1,741.26 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

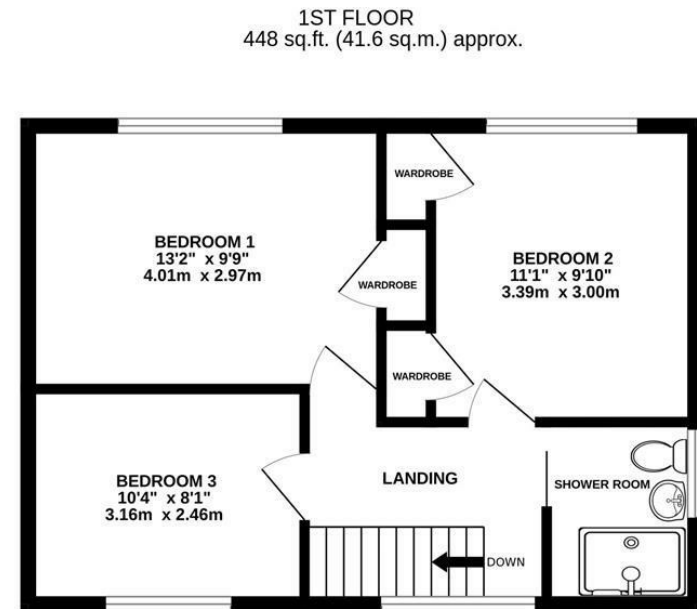
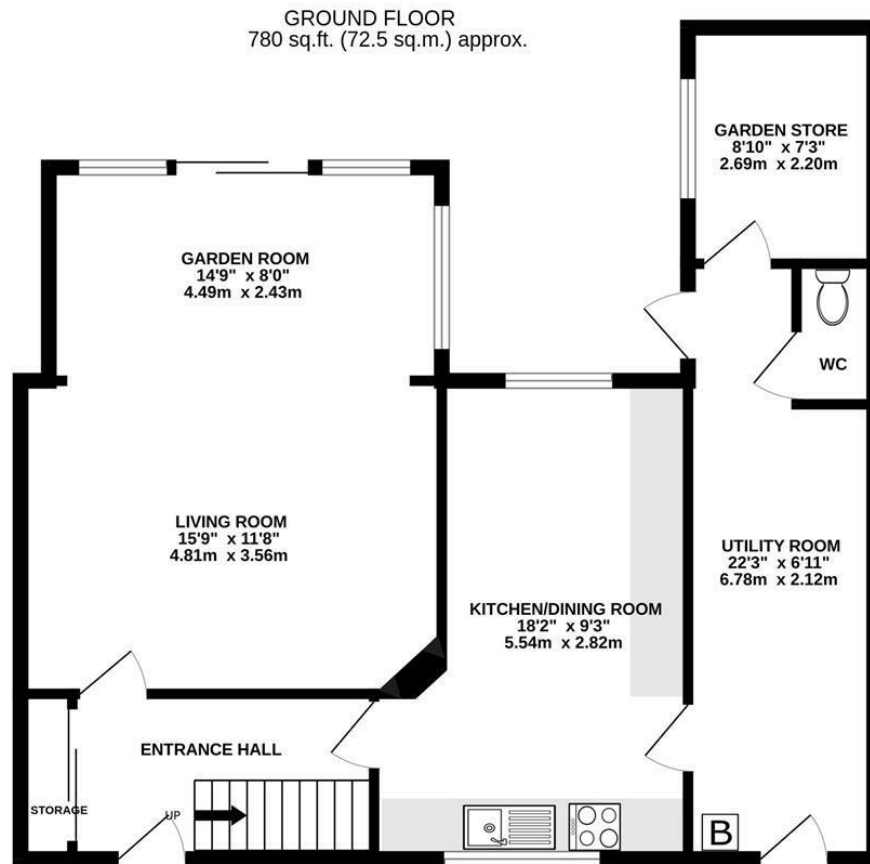
Sewerage: Mains

Heating: Gas Central

Broadband speed: Standard 14 Mbps, Superfast 73 Mbps and Ultrafast 1000 Mbps

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





**TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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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