



51 Insley Gardens, Gloucester GL3 3AU
£275,000



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- Three bedroom family home
- Highly sought after location of Hucclecote
- Off road parking
- Solar panels and air conditioning
- Private and enclosed rear garden
- Versatile living accommodation set over three floors
- Walking distance to local amenities
- Great transport links to Gloucester and Cheltenham
- EPC TBC
- Tax Band B - Gloucester City Council - £1,826.36 per annum (2026/27)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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www.naylorpowell.com

£275,000

Hallway

Stepping into the property, the hallway provides access to the third bedroom, shower room, garage, back garden and stairs to the first floor.

Third Bedroom / Study

A versatile room, the third bedroom has also previously been utilised as a playroom and study. Window to the rear aspect.

Shower Room

White suite to include WC, wash hand basin and shower enclosure.

Kitchen

Situated on the first floor, the kitchen benefits from ample storage in a range of floor and eye level units accompanied by space for fridge freezer and oven.

Living Dining Room

The living room is a great size and benefits from ample natural light from the large windows to the front aspect. The living room provides space for a dining table whilst also having the stairs which lead to the second floor. Air conditioning unit.

Landing

Grants access to two bedrooms and the family bathroom.

Master Bedroom

Double bedroom with built in storage cupboards. Window to rear aspect overlooking the back garden. Air conditioning unit.

Second bedroom

Double bedroom with window to the front aspect. Air conditioning unit.

Bathroom

Stylish bathroom suite comprising wash hand basin, WC and bath with shower over.

Garage

Integral garage with up and over door providing vehicular access. Power and lighting alongside plumbing for washing machine and tumble dryer. Internal door to the hallway.

Outside

To the front, the property benefits from off road parking. The back garden is a great size and benefits from being a combination of lawn and patio area with a seating area at the end of the garden, ideal for alfresco dining in the summer months.

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.

Material Information

Tenure: Freehold.

Council Tax band: B

Local authority and rates: Gloucester City Council - £1,826.36 per annum (2026/27)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains Gas & Air Conditioning

Solar panels and Battery

Broadband speed: Standard 17 Mbps, Superfast 61 Mbps and Ultrafast 1000 Mbps

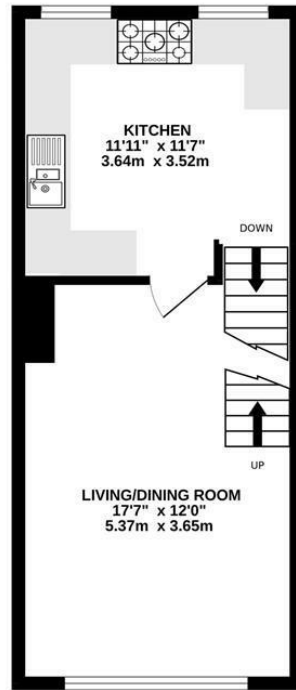
Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely) and Three.



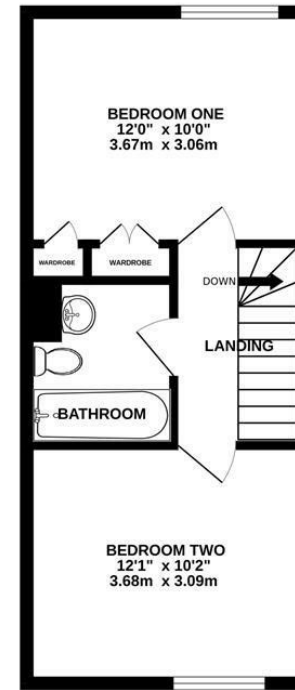
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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.

