



**4 Lynmouth Road, Hucclecote GL3 3JD**  
**£410,000**





## 4 Lynmouth Road, Hucclecote GL3 3JD

• Extended with loft conversion • Three double bedrooms with the potential to create a fourth • Utility room and downstairs WC • Garage and off road parking • Large landing with potential to create a fourth bedroom • Good sized and private rear garden • Gas central heating and double glazing • Close to good schools and transport links • Gloucester City Council, Tax band D - £2,238.77 per annum (2025/26) • EPC Rating D57



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£410,000**

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**www.naylorpowell.com**

### Entrance Hall

Radiator, understairs storage cupboard, stairs to first floor.

### Living Room

Patio doors to rear elevation, radiator, opening to:

### Family Room

Bay window to front elevation, radiator, gas fire with surround and marble style hearth.

### Dining Room

Door to utility room, storage pantry, breakfast bar, radiator, opening to:

### Kitchen

Windows to rear and side elevations, door to garden. Matching wall and base units with laminate worktop. Integrated fridge and freezer. Sink drainer. Space for a range-style cooker.

### Utility Room

Doors to garden and garage. Matching wall and base units. Space for a fridge freezer and washing machine. Stainless steel sink, tiled flooring, roof light, door to:

### Cloakroom

WC, Tiled floor.

### Garage

Barn-style doors to front elevation, power and light.

### On the first floor

#### Landing/Reading area

Windows to front and side elevations, stairs to the 2nd floor, doors to bedrooms one and two, and a shower room.

#### Bedroom One

Window to rear elevation, built-in wardrobes, radiator.

#### Bedroom Two

Bay window to front elevation, radiator.

#### Shower Room

Obscure windows to rear and side elevations. Double shower enclosure with power shower, WC, wash hand basin, heated towel rail.

### On the second floor

#### Eaves Storage

Housing gas combi boiler.

#### Bedroom Three

Two Velux windows, radiator.

#### Outside

To the front of the property is a block-paved driveway providing off-road parking for several vehicles, an area of lawn and mature trees and shrubs. The rear garden consists of a paved patio area and a lawn area with mature flower and shrub borders. Garden shed with power supply, outside tap and lighting, covered and gated side access.

#### 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 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. 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.

#### Material Information

Tenure: Freehold.

Council Tax band: D

Local authority and rates: Gloucester City Council - £2,238.77 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

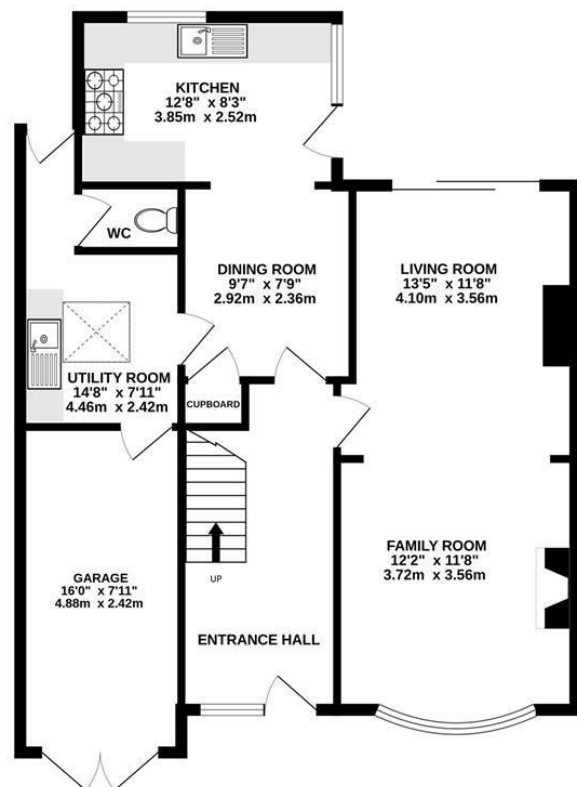
Heating: Gas Central heating.

Broadband speed: Standard 15 Mbps and Superfast 80 Mbps and Ultrafast 1000 Mbps

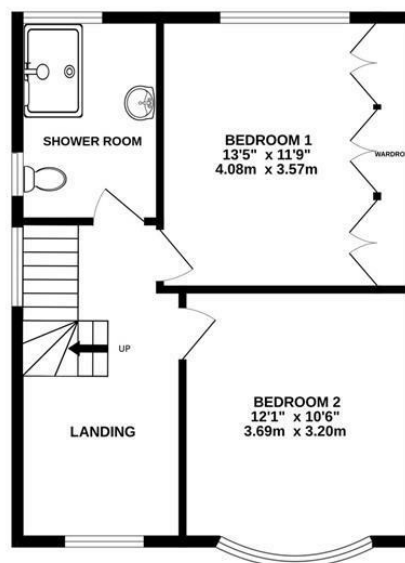
Mobile phone coverage: Vodafone (Limited), O2 (Likely), EE (Likely), and Three (Limited).



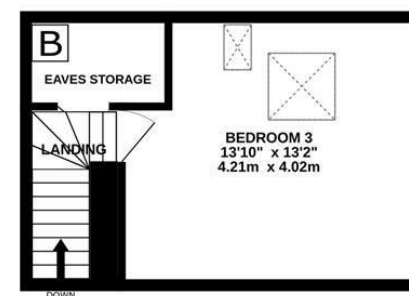
GROUND FLOOR  
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR  
248 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 1583 sq.ft. (147.1 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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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.

