



66 Laynes Road, Hucclecote GL3 3PY

£375,000



66 Laynes Road, Hucclecote GL3 3PY

- Extended and modernised two bedroom bungalow
- High end finish throughout
- Low maintenance garden
- Four piece bathroom to include bath and shower cubicle
- Close to local amenities
- Off road parking
- Good transport links
- Useful garden room/bedroom three
- EPC Rating C71
- Gloucester City Council Tax Band C - £1990.01 (2026-2027)

£375,000

Entrance porch

Welcoming entrance porch accessed via a double-glazed front door, complemented by two uPVC double-glazed frosted side windows, providing natural light while maintaining privacy. Door leading through to the main hallway.

Hall

A bright and practical central hallway featuring laminate flooring and loft access via hatch. Doors provide access to both bedrooms, the bathroom, and the main living space.

Living Room

A spacious and comfortable reception room offering an ideal setting for relaxation and entertaining. The room flows seamlessly into the dining area, creating a sociable open-plan feel.

Dining Room

A superb, light-filled dining and family

space enhanced by three skylights and multiple double-glazed windows. uPVC French doors open onto the rear garden, with additional rear-facing windows and a side door, all fitted with integral blinds. This versatile space is ideal for both everyday living and entertaining. Open access to the kitchen.

Kitchen

Well-appointed with a range of eye and base level units complemented by roll-edge work surfaces and a sink with drainer. Integrated appliances include a dishwasher and washing machine, along with an electric oven, gas hob and extractor hood. Additional space for appliances. Cupboard housing the combination boiler. Partly tiled walls, laminate flooring and a side-facing uPVC double-glazed window provide a practical and bright cooking environment.



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Bedroom One

A generous double bedroom positioned to the front of the property, featuring a uPVC double-glazed window.

Bedroom Two

A well-proportioned second bedroom overlooking the front aspect, complete with uPVC double-glazed window.

Bathroom

Stylishly appointed with a four-piece suite comprising a shower cubicle, panelled bath, low-level WC, and pedestal wash hand basin. Two frosted uPVC double-glazed windows provide natural light and ventilation. Additional features include tiled walls, recessed downlights, laminate flooring, and a heated towel rail.

Garden Room/Bedroom Three

A highly versatile detached outbuilding accessed via uPVC double-glazed doors, with additional windows to the front and side, allowing for excellent natural light. Equipped with power and lighting, making it ideal for use as a home office, guest accommodation, gym or hobby room.

Outside

To the front of the property is a block-paved and gravel driveway with parking for two vehicles and gated side access. A beautifully maintained and private rear garden, thoughtfully designed with a

combination of paved areas and artificial lawn for low-maintenance enjoyment. The garden also features a private terrace, a cold water tap, and a partially covered side area with gated access. A door provides access to the versatile outbuilding.

Location

Located within the popular area of Hucclecote, where there are various local amenities, including the local junior schools Hillview and Dinglewell, 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.

Material Information

Tenure: Freehold.

Council Tax band: C

Local authority and rates: Gloucester City Council - £1990.01 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

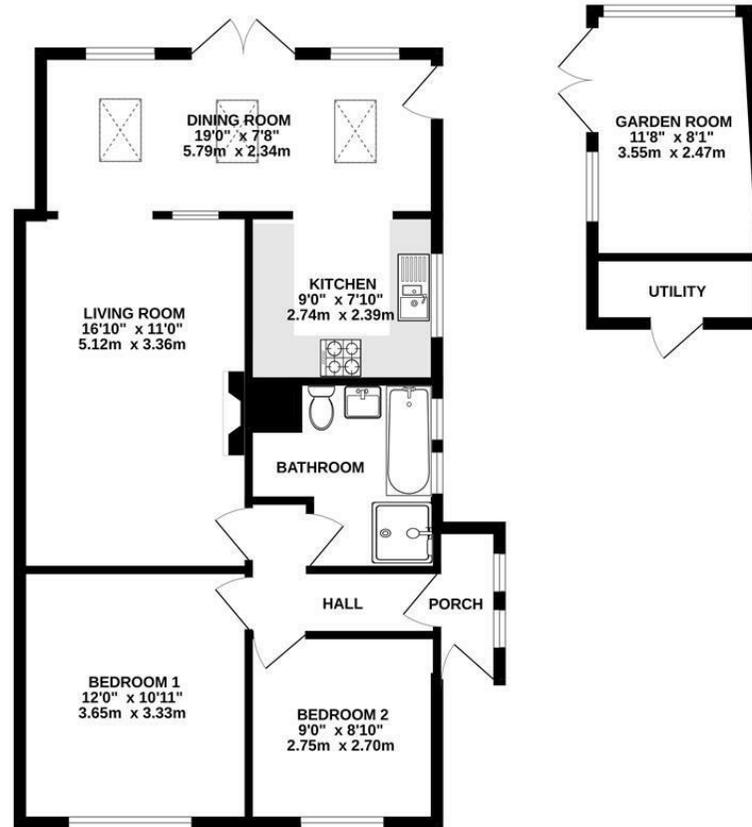
Broadband speed: Standard 15 Mbps, Superfast 69 Mbps and Ultrafast 1000 Mbps



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



GROUND FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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