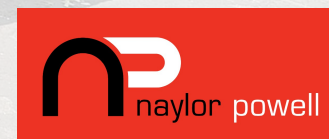




**29 Kingscroft Road, Hucclecote GL3 3RG**  
**£385,000**





## 29 Kingscroft Road, Hucclecote GL3 3RG

• Large South facing rear garden • Office/games room with WC • Off road parking • Three double bedrooms • Planning permission for single storey rear and side extension 22/01071/FUL • Close to local schools and amenities • Solar glass to all bedroom, living room and bathroom windows • WiFi radiator thermostats throughout property • Gloucester City Council; Tax Band C - £1990.01 per annum (2025/2026) • EPC rating D58



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£385,000**

**01452 941950**

**hucclecote@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hall

Double-glazed windows to front elevation, radiator, herringbone wood flooring, stairs to the first floor, built-in storage cupboard, door to;

### Dining Room

Radiator, fireplace, double-glazed patio door to rear garden, opening to;

### Living Room

Double-glazed solar glass bay window to front elevation with plantation shutters, radiator.

### Kitchen/Breakfast Room

Double-glazed windows to side and rear elevations, radiator, matching wall and base units with worktops over, a stainless steel one-and-a-half bowl sink with drainer unit, a four-ring gas hob, an integrated oven, a combi boiler, space for washing machine and a fridge-freezer.

### WC

WC, wash hand basin, window to side elevation.

### On the first floor

### Landing

Double-glazed window to side elevation, radiator, doors to all upstairs accommodation.

### Bedroom One

Double-glazed solar glass bay window to front elevation with plantation shutters, radiator.

### Bedroom Two

Double-glazed solar glass window to rear elevation, radiator.

### Bedroom Three

Double-glazed solar glass window to rear elevation, radiator.

### Shower Room

Double-glazed with privacy and solar glass window to front elevation, heated towel rail, WC, handwash basin, double shower cubicle.

### Home Office/Games Room

Double-glazed windows to front and side elevations; base units with worktops over; WiFi enabled air conditioning and heating unit; french doors to the rear garden; door to

### WC

WC, washhand basin.

### Outside

To the front of the property is a paved driveway, a stone area and side access to the rear of the property. To the rear of the property is a paved patio area, raised flower beds, storage shed with power and light, a large lawn area and further decked seating area. The property also benefits from several outside power points, outside lighting and an outside tap.

### Location

The popular area 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 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. 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. 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

Planning permission for single-story rear and side extension 22/01071/FUL

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

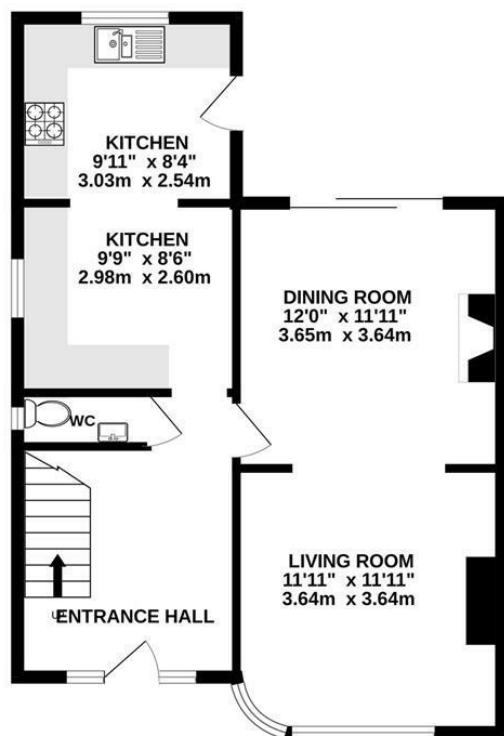
Sewerage: Mains

Heating: Gas Central heating.

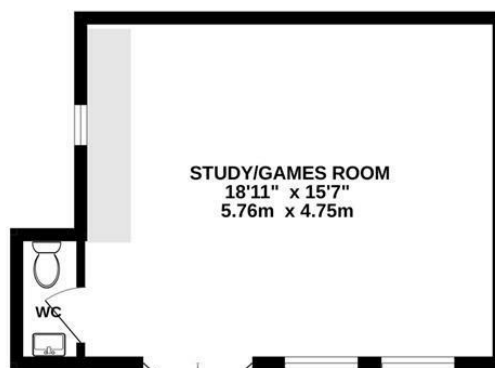
Broadband speed: Standard 15 Mbps and Superfast 80 Mbps and Ultrafast 1000 Mbps

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



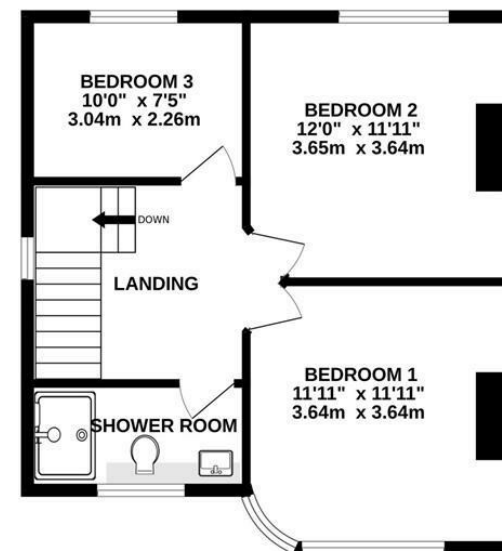


GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



Not in actual location

1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

