


# 10 Billbrook Road, Hucclecote GL3 3QS

**£550,000**

naylor powell



# 10 Billbrook Road, Hucclecote GL3 3QS

• Spacious 4-double bedroom property • Ideal family home with two reception rooms • Bathroom and en suite shower room • South facing and private garden • Garage and parking for several vehicles • Double glazing throughout • Easy access to transport links and local amenities • Detached and extended house with 1,916 sq ft • Council Tax band: E Gloucester City Council - £2,869.98 per annum (2026/27) • EPC Rating C70

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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## £550,000

**Entrance Hall**
Radiator, cupboard, stairs to first floor, doors to all downstairs accommodation.

**Kitchen/Breakfast Room**
A range of matching base and wall units with work surface over. Inset one-bowl sink. Integrated Bosch fridge/freezer, Bosch dishwasher, Bosch gas hob and electric double oven, window overlooking garden, doors to garage, garden, and:

**Dining/Family Room**
Two radiators, patio doors to the garden.

**Living Room**
Two windows to the front and side aspects, radiator.

**Cloakroom**
WC, wash hand basin, radiator, window to side aspect.

**Integral Garage**
19'8" x 8'11" (6.0 x 2.72)
Power and light, window to rear aspect, up-and-over vehicular door to front, plumbing, and space for washing machine and tumble dryer.

**First Floor Landing**
Window to side aspect, airing cupboard, access to the boarded loft via a hatch with an integral ladder.

**Bedroom One**
Window to front aspect, built-in wardrobes, radiator, door to

**En Suite Shower Room**
Corner shower cubicle, wash hand basin, WC, heated towel rail, obscure window to side aspect.

**Bedroom Two**
Window to rear aspect, radiator.

**Bedroom Three**
Window to rear aspect, radiator, built-in wardrobes.

**Bedroom Four**
Window to rear and front aspect, two radiators.

**Family Bathroom**
Full four-piece suite to include a shower cubicle, panelled bath, WC, wash hand basin, radiator, and obscure window to side elevation.

**Outside**
To the front of the property is a tarmac and gravel driveway providing additional off-road parking for a further 4 vehicles. There are well-established trees, shrubs, and hedging along with gated side access to the rear of the property. The south-facing garden is private and enclosed by timber fencing and hedging with a paved patio area and lawn area. Further benefits include mature shrub borders, a timber summerhouse, outside lighting, and a sun awning.

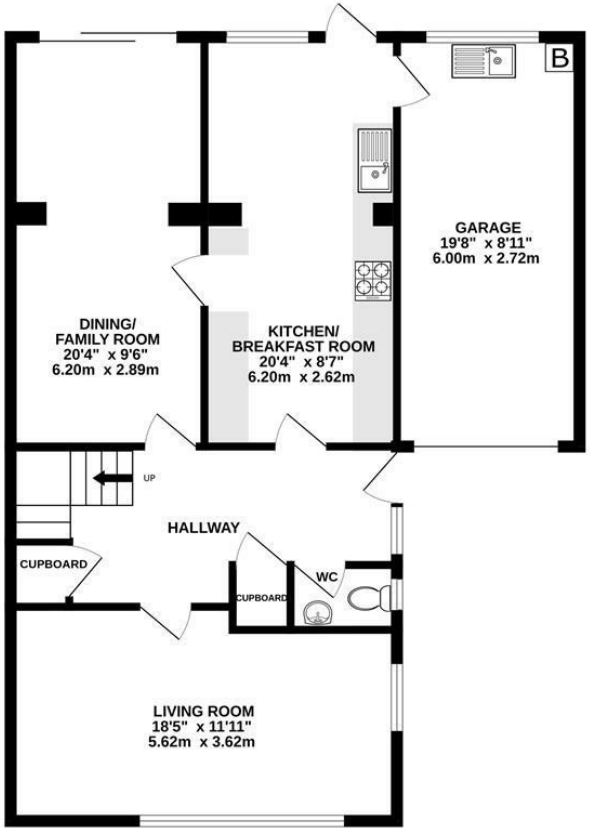
**Location**
The popular suburb of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include the local Dinglewell Junior School as well as access to several secondary and grammar schools located within the city. A short distance away is access 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: E
Local authority and rates: Gloucester City Council - £2,869.98 per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating.
Broadband speed: Standard 18 Mbps, Superfast 73 Mbps and Ultrafast 1000 Mbps
Mobile phone coverage: Vodafone (likely), O2 (likely), EE (likely), and Three (likely).

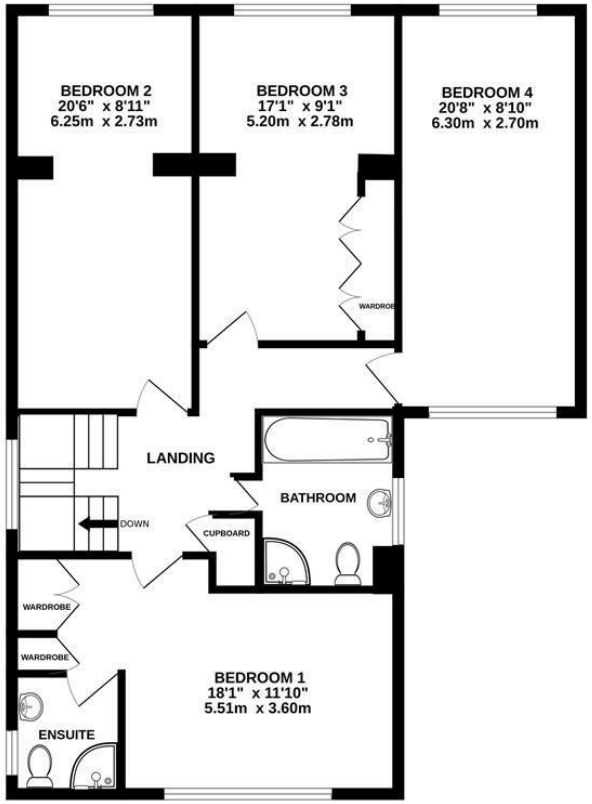




GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.




1ST FLOOR
958 sq.ft. (89.0 sq.m.) approx.



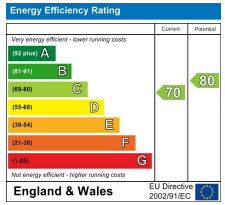

TOTAL FLOOR AREA : 1916 sq.ft. (178.0 sq.m.) approx.

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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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.




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