



**28 Hathorn Road, Hucclecote GL3 3UH**  
**£435,000**



## 28 Hathorn Road, Hucclecote GL3 3UH



- En suite shower room to master bedroom
- Downstairs cloakroom
- Utility room
- Off road parking
- Two reception rooms
- Good sized garden
- Good to transport links
- Close to local amenities
- Tewkesbury Borough Council Tax Band E - (£2,702.44 per annum 2025/26)
- EPC rating - C72

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£435,000**

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**hucclecote@naylorpowell.com**

**www.naylorpowell.com**

### Entrance hall

Stairs to the first floor, doors to all internal rooms (except for the Utility room), under stairs cupboard, radiator.

### WC

Double-glazed obscure window to front elevation, WC, wash hand basin, radiator.

### Dining room

Double-glazed window to front elevation, radiator.

### Living room

Double-glazed French doors to rear elevation leading out into the garden, inset fireplace with electric flame effect fire, radiator.

### Kitchen

Double glazed window and door to rear elevation, a range of modern cream high gloss matching wall and base units with quartz work surface over and matching upstands, inset one bowl sink with mixer taps, integrated appliances to include an electric hob with stainless steel extractor hood over, eye level oven and grill, dishwasher, fridge freezer, radiator and wood effect laminate flooring.

### Utility room

Base unit with work surface over. space and plumbing for washing machine, radiator, double glazed window to side elevation.

### On the first floor

#### Landing

Airing cupboard, radiator, access to loft via hatch which is part boarded with ladder and light.

#### Bedroom one

Double glazed window to rear elevation, radiator, built-in wardrobe, door to;

#### Ensuite

Double glazed obscure window to side elevation, shower cubicle with modern shower head and attachment, wash hand basin with mixer tap, WC, radiator, tiled splash backs.

#### Bedroom two

Double-glazed window to front elevation, radiator, built-in wardrobe.

#### Bedroom three

Double-glazed window to front elevation, radiator, built-in wardrobe.

#### Bedroom four

Double-glazed window to rear elevation, radiator.

#### Bathroom

Double-glazed obscure window to rear elevation, bath with shower attachment and mixer taps, wash hand basin with mixer tap, WC, extractor fan, radiator, paneled splash backs.

#### Outside

To the front of the property is a block-paved driveway providing off-road parking for several vehicles and vehicular access to the garage along with an area of lawn with mature tree and shrub planting.

The rear garden has a good-sized lawn area, patio, block paved pathway, mature trees and shrubs, gated side access, and pedestrian access to the rear of the garage.

#### Garage

Up and over door to front elevation, pedestrian door to rear, power and light.

#### Location

Hathorn Road is located within the popular area of Hucclecote. Various local amenities include the local junior schools Hillview and Dinglewell 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. Whilst 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

Tenure: Freehold.

Council Tax band: Tax band E

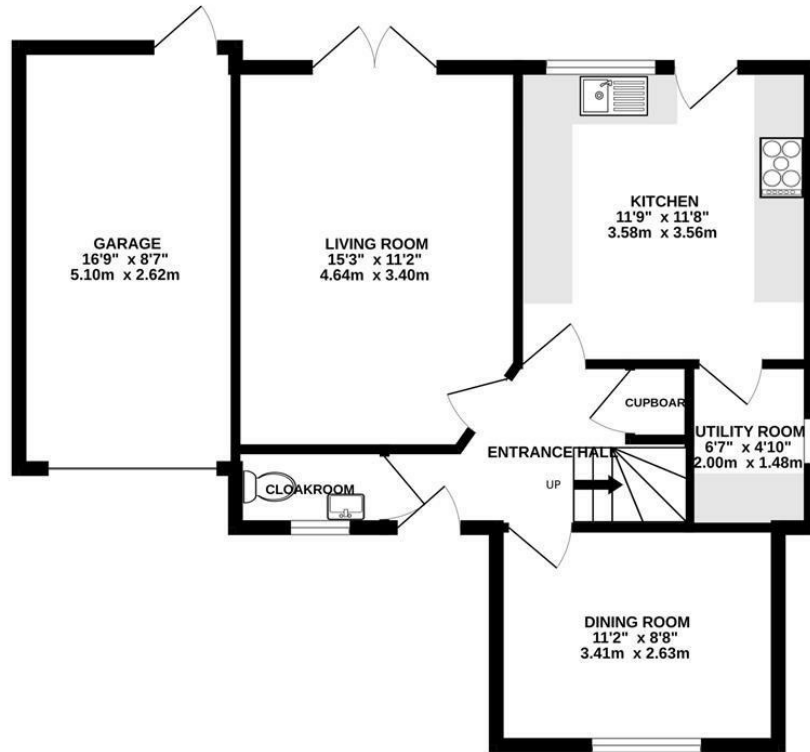
Local authority and rates: Tewkesbury Borough Council - (£2,702.44 per annum 2025/26)

Electricity supply: Mains

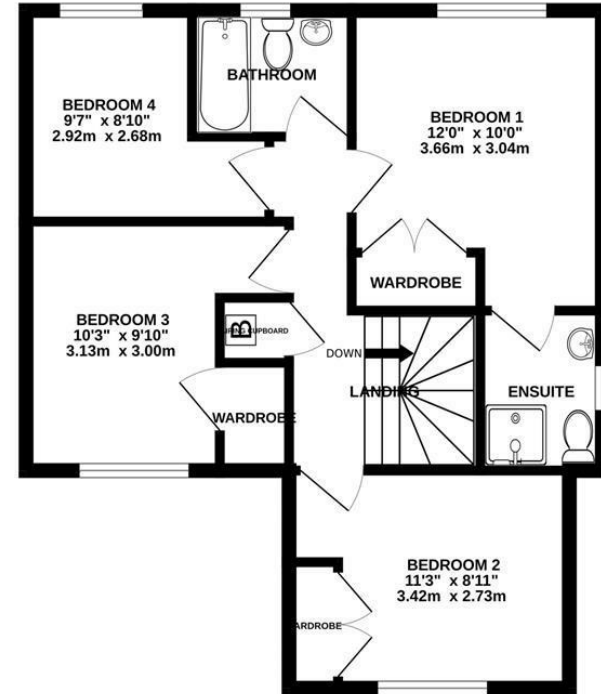
Water supply: Mains



**GROUND FLOOR**  
661 sq.ft. (61.4 sq.m.) approx.



**1ST FLOOR**  
516 sq.ft. (48.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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.

