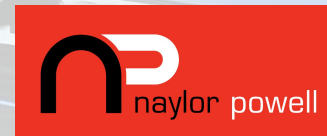




28 Barrington Drive, Hucclecote GL3 3BT
£290,000



28 Barrington Drive, Hucclecote GL3 3BT

• No onward chain • Three bedroom semi-detached family home • Ample off road parking and garage • Private and enclosed rear garden • Potential to modernise and improve • Positioned in the popular suburb of Hucclecote • Within walking distance to local amenities • Good transport links between Gloucester and Cheltenham • EPC TBC • Tax Band C - Gloucester City Council - £1,990.01 per annum (2025/26)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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www.naylorpowell.com

£290,000

Hallway

Stepping into the property, the hallway provides access to the kitchen, living room, and stairs to the first floor. Storage cupboard.

Kitchen

Ample storage in a range of floor and eye-level units, accompanied by space for fridge freezer, oven, and plumbing for washing machine. Window to the front aspect.

Living Room

Spacious living room with a window to the rear aspect. Feature fireplace with a gas connection. Door to sun room.

Sun Room

Versatile space with windows to the rear overlooking the back garden. Side door to the outside.

Landing

Provides access to three bedrooms and the family shower room.

Master Bedroom

Large double bedroom with two windows to the front aspect.

Second Bedroom

Double bedroom with a window to the rear aspect overlooking the back garden.

Third Bedroom

Window to the rear aspect.

Shower Room

Shower suite comprising WC, wash hand basin, and shower enclosure. Frosted window to the side aspect.

Garage

Integral garage with doors to the front. Power and lighting. Potential to convert.

Outside

To the front, the property benefits from a block-paved driveway that accommodates three vehicles. Via the side access, the rear garden is a great size and features a combination of patio and lawned areas, along with a variety of flowers, shrubs, and a summer house.

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: C

Local authority and rates: Gloucester City Council - £1,990.01 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central

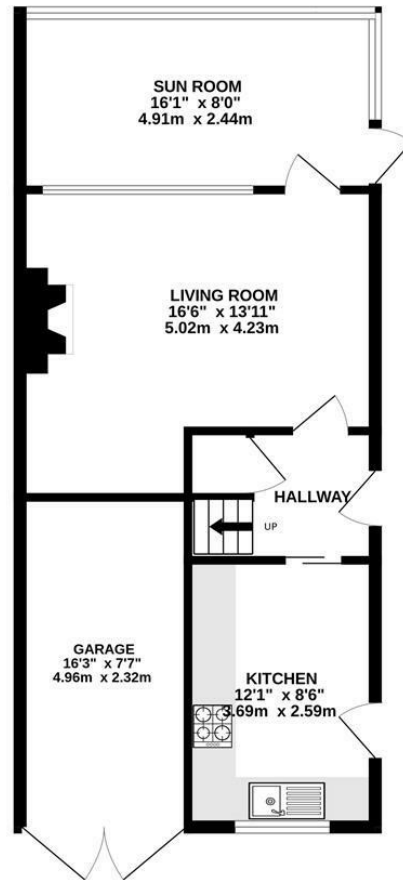
Solar panels

Broadband speed: Standard 17 Mbps, Superfast 61 Mbps and Ultrafast 1000 Mbps

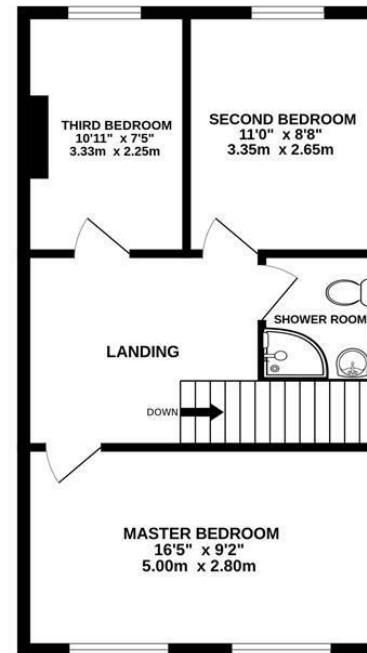
Mobile phone coverage: Vodafone (Likely), O2 (Likely), EE (Likely) and Three (Likely).



GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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.
Made with Metropix 5/2020

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



