



Aberfeldy 44A Laynes Road, Gloucester GL3 3PY
£350,000



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• No onward chain • Two bedroom detached bungalow • Generously sized plot • Located in the popular suburb of Hucclecote • Off road parking and detached garage • Within walking distance to local amenities • Great transport links between and Gloucester and Cheltenham • Potential to extend (subject to planning) • EPC TBC • Tax Band D - Gloucester City Council - £2,348.17 per annum (2026/27)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Accommodation

Stepping into the property, a welcoming hallway provides access to the two bedrooms, bathroom, living/dining room, and breakfast room. The breakfast room is a versatile space, benefiting from additional storage and provides access through to the kitchen.

The kitchen offers ample storage via a range of base units and includes space for a fridge freezer and oven, along with plumbing for a washing machine. A door from the kitchen leads directly to the rear garden.

The spacious living/dining room features a charming fireplace and sliding patio doors that open onto the garden, creating an ideal space for both relaxing and entertaining.

The bungalow offers two well proportioned bedrooms, both enjoying windows overlooking the front aspect. Completing the accommodation is the bathroom, which is fitted with a WC, wash hand basin, and a bath with shower over.

Outside

To the front of the property, there is a detached garage and driveway providing off road parking. A pathway from the driveway leads to the generously sized front garden, which features a greenhouse and a useful storage shed.

Accessed via side gates, the rear garden is equally impressive in size and benefits from a further greenhouse as well as two attractive ponds. Both the front and rear

gardens offer lawned areas complemented by a variety of mature flowers, shrubs, and bushes, creating a delightful outdoor space for keen gardeners and those looking to enjoy the outdoors.

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: D

Local authority and rates: Gloucester City Council - £2,348.17 per annum (2026/27)

Electricity supply: Mains

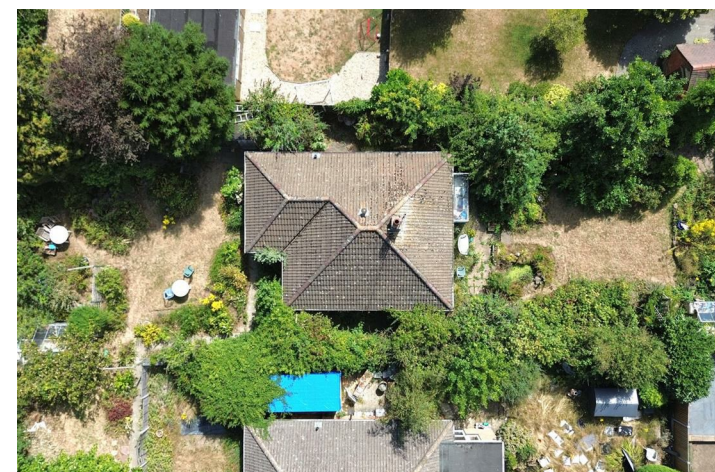
Water supply: Mains

Sewerage: Mains

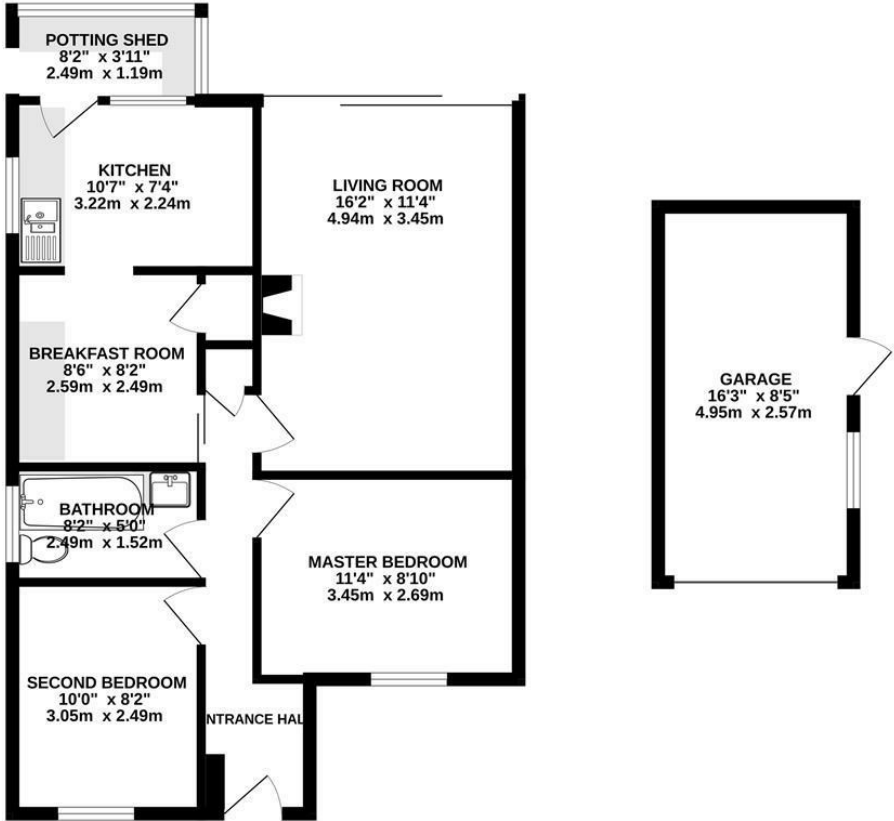
Heating: Gas Central Heating

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
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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