



90 Hucclecote Road, Hucclecote GL3 3RU

£650,000



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• Rarely available four bedroom character property • Versatile living accommodation throughout • Situated in the highly sought after suburb of Hucclecote • Private and enclosed rear garden • Ample off road parking and garage • Two reception rooms • Great transport links between Gloucester and Cheltenham • 2346 sqft of living accommodation • EPC D58 • Tax Band E - Gloucester City Council - £2,869.98 per annum (2026/27)

£650,000

Accommodation

Upon entering the property, you are welcomed into a generously proportioned entrance hall with ample space for coats, shoes, and everyday storage. The hallway provides access to the living room, dining room and WC, and features the original sweeping staircase rising to the first floor, adding an immediate sense of grandeur.

The ground floor offers versatile and well-balanced living accommodation, with two impressive reception rooms. The living room is positioned at the front of the property. It showcases a wealth of character features, including a bay-style sash window, high ceilings, picture rails, and an open fireplace with a stone hearth and surround. To the rear, the second reception room is currently used as a dining room and enjoys French doors opening onto the patio and garden,

along with an original inglenook fireplace. The kitchen is well-proportioned and fitted with a range of floor- and wall-mounted units, providing ample storage and workspace, along with a selection of integrated appliances. A useful pantry offers additional storage, while the adjoining utility room benefits from further worktop space, plumbing for a washing machine and tumble dryer, and internal access to the garage.

Upstairs, the spacious galleried landing spans the width of the property and provides access to four double bedrooms, the family bathroom, an additional shower room, and a separate WC. The principal bedroom is a well-sized double to the front aspect, with a sash window providing excellent natural light, and further benefits from a dressing room with built-in storage. The remaining three bedrooms are also generous doubles,

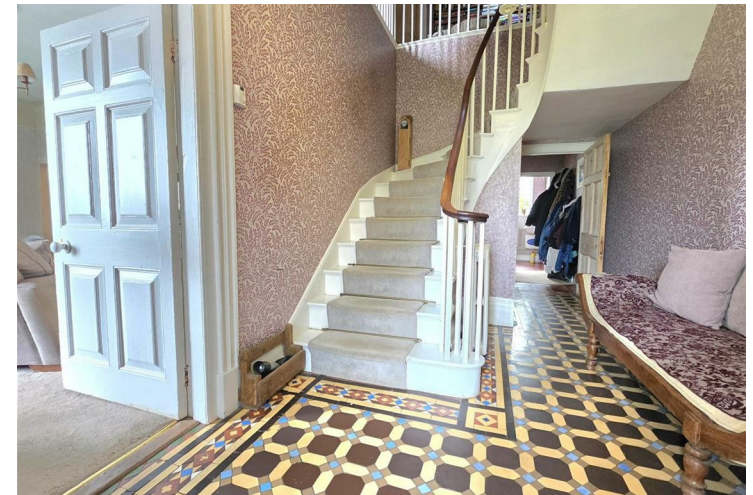


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with the second and third bedrooms overlooking the rear garden. The accommodation is completed by a stylish family bathroom, a separate tiled shower room with a double-width shower enclosure, and a separate WC and a wash hand basin.

Garage

Integral garage with barn-style doors providing vehicular access. Power and lighting. Internal door to the utility room.

Outside

To the front, the property is complemented by a well-maintained garden with a sweeping shared driveway and attractive planting, offering a welcoming approach and further enhancing the home's overall curb appeal.

The property enjoys a beautifully established and generously sized rear garden, offering a wonderful sense of privacy and space. Predominantly laid to lawn, the garden is bordered by mature trees, hedging, and well-stocked planting beds, creating a tranquil and green outlook throughout the seasons.

A large patio terrace adjoins the house, providing an ideal setting for outdoor

dining and entertaining, with ample space for seating and garden furniture. Beyond, the lawn stretches away to a variety of features including a charming raised pond, adding character and a focal point to the space.

The garden is thoughtfully arranged with a mix of open areas and more secluded corners, perfect for both relaxation and family use. There is also a useful garden shed and additional storage, along with a treehouse that enhances the appeal for families.

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 and Hillview Junior Schools, 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.

Grade II Listed



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,

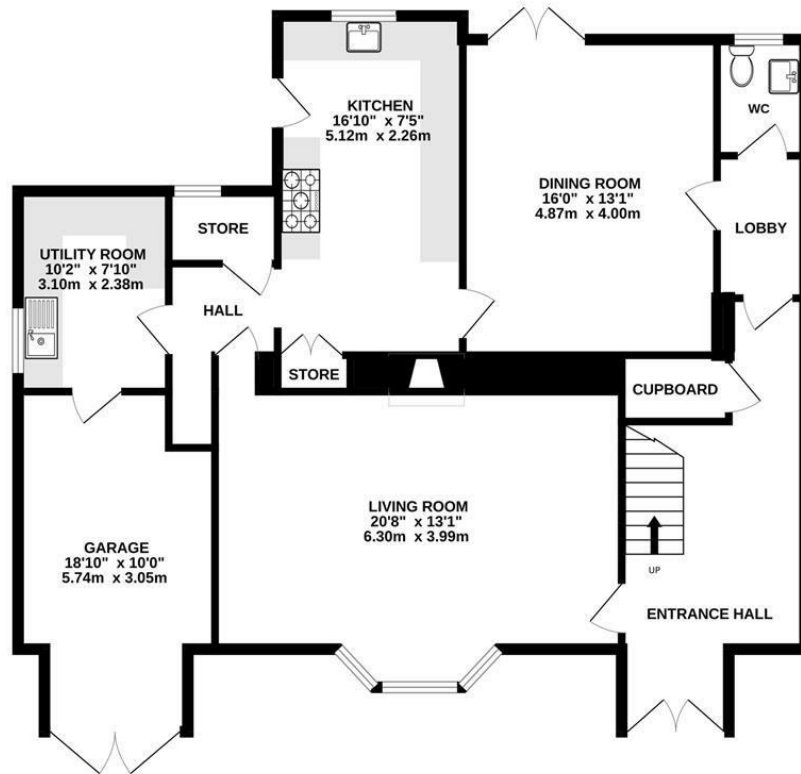
Superfast 73 Mbps and Ultrafast 1000 Mbps

Mobile phone coverage: Vodafone (likely),

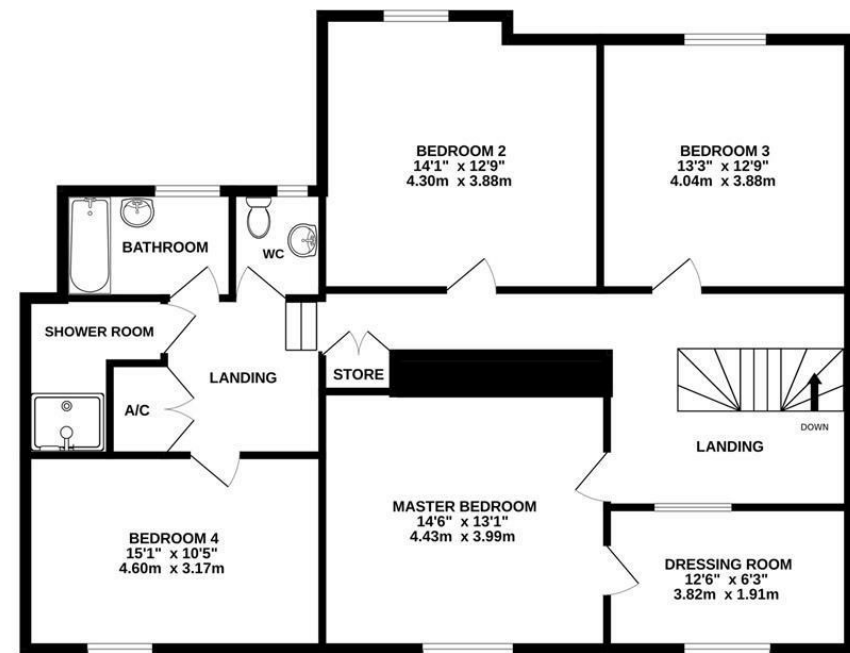
O2 (likely), EE (likely), and Three (likely).



GROUND FLOOR
1186 sq.ft. (110.2 sq.m.) approx.



1ST FLOOR
1160 sq.ft. (107.8 sq.m.) approx.



TOTAL FLOOR AREA : 2346 sq.ft. (217.9 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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