



**17 Stocken Close, Hucclecote GL3 3UL**  
**£310,000**



# 17 Stocken Close, Hucclecote GL3 3UL

- Three/four bedroom end-terrace family home
- Versatile living accommodation throughout
- Ample off road parking
- Private and enclosed rear garden
- Popular location
- Close to local amenities
- Garage
- Downstairs WC and Shower
- EPC C74
- Tax band C - Tewkesbury Borough Council - £2,000.11 per annum (2025/26)

**£310,000**

## Entrance Hall

Stepping into the property you are greeted by a spacious hallway with radiator which provides access to the kitchen, WC, living room and stairs to first floor.

## Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven with four ring gas hob and extractor over. Additional space for fridge freezer and washing machine. Window to front aspect.

## WC

Wash hand basin, radiator and WC.

## Living Room

Generously sized living room with understairs storage cupboard and radiator. Door and window to conservatory.

## Conservatory

Ample natural light from windows and French doors to back garden, radiator.

## Fourth Bedroom/Office

Versatile space with radiator, utilised by the current owners as a fourth bedroom, this room lends itself to being a playroom, study or such like.

## WC

A second WC with wash hand basin and an adjacent downstairs shower enclosure.

## Garage/Studio

Used by the current owners as a home office, the garage walls have been insulated and boarded to create another versatile room with radiator. French obscure doors to the front of the property.

## Landing

Provides access to three bedroom and family bathroom.

## Master Bedroom

Double bedroom with built in wardrobe, radiator and window to rear aspect overlooking back garden.

## Second Bedroom

Double bedroom with window to the front aspect and radiator.

## Third Bedroom

Window to the rear aspect and radiator.

## Bathroom

White bathroom suite comprising WC, wash hand basin, bath with shower over and tiled surround and radiator.

## Outside

To the front, the property benefits from a driveway providing off road parking for multiple vehicles. The back garden is a great size and offers a low maintenance space being most block paved patio with a garden shed.

## Location

Stocken Close is located within the popular suburb of Hucclecote. With various local amenities, including the local junior schools Hillview and Dinglewell, as well as access to a number of secondary and grammar schools 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 C

Tewkesbury Borough Council - £2,000.11 per annum (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband speed: Standard 9 Mbps, Superfast 63 Mbps, Ultrafast 1000 Mbps

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



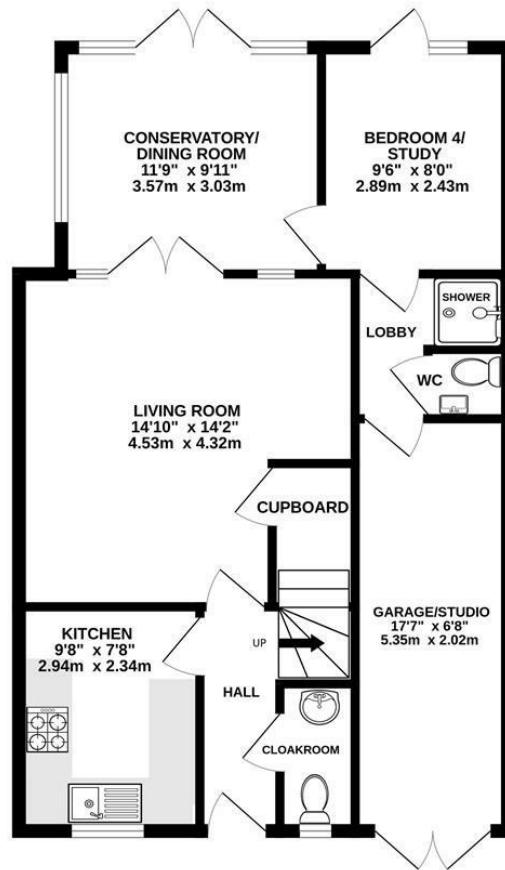
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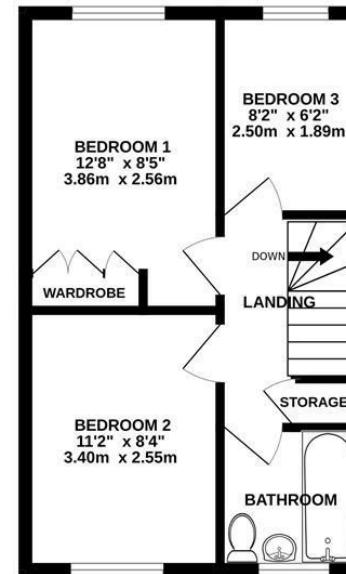
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GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
100 plus A	A		
91-90 B	B		
80-60 C	C		
59-40 D	D		
40-30 E	E		
30-20 F	F		
10-0 G	G		
Not energy efficient - higher running costs			
England & Wales		74	79
		EU Directive 2002/91/EC	

