Lynton Road, Gloucester GL3 3HX

£350,000

naylor powell

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• Substantial family home • Large garden • Off road parking • Close to good schools • Flexible living accommodation • EPC D68 • Gloucester City Council - Tax Band C (£1731.94 per annum 2022/23).

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Porch
Sliding French door, door to;

Hallway
Stairs to the first floor, radiator, doors to;

Cloakroom
WC, wash hand basin, radiator, double glazed window to side aspect.

Living Room
Double French doors to outside decking and rear garden, radiator.

Family Room
Double-glazed window to front, radiator.

Kitchen/Diner
Double glazed window to side, radiator, range of eye & base level cupboards & drawers, integral oven, microwave, fridge freezer and dishwasher, four ring gas hob, stainless steel sink with mixer tap. Velux windows and double French door to outside decking and garden. Door to;

Utility Room
UPVC door to gated side access, plumbing for washing machine. Radiator.

Landing
Doors to bathroom and bedrooms. Access to fully boarded loft.

Bathroom
Double glazed window to side, heated towel rail, WC, wash hand basin, panelled bath with shower over.

Bedroom One
Double glazed window to front, two double built-in wardrobes, radiator.

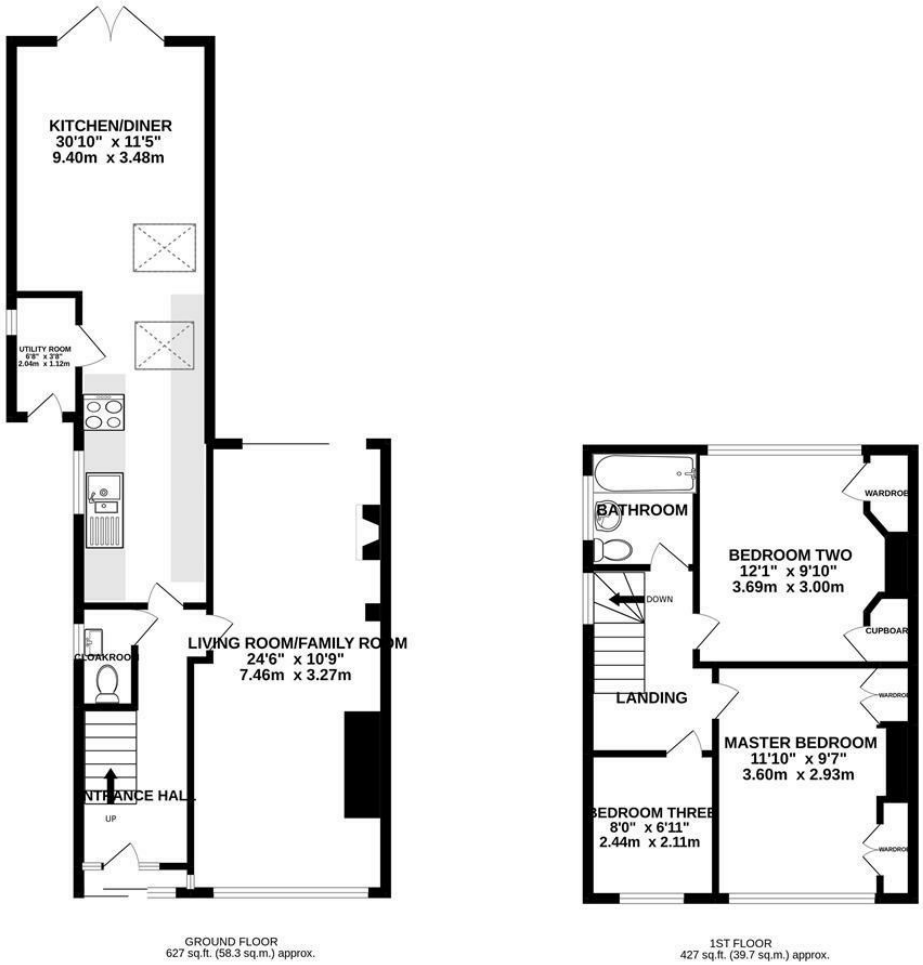
Bedroom Two
Double glazed window to rear, two built-in wardrobes, radiator.

Bedroom Three
Window to front, radiator.

Outside
To the front of the property is a small gravelled area and block paved driveway with gated access to the rear. The large enclosed rear garden is mainly laid to lawn with elevated decking area perfect for entertaining.

Location
Located southeast of the historic Gloucester City Centre, Lynton Road is located within the popular area of Hucclecote. Various local amenities include the 'Good' Ofsted-rated local Dinglewell Junior school as well as access to a number of 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.

Local Authority, Services & Tenure
Gloucester City Council - Tax Band C (£1731.94 per annum 2022/23).
All mains services are believed to be connected to the property.
There is currently a wood burner stove that has been decommissioned.
Freehold.



GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.

TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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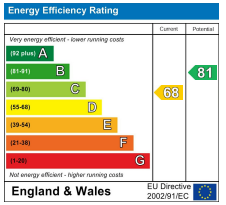
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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