



29 Peregrine Road, Gloucester GL3 4ZE
£320,000



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• No onward Chain • Three bedroom semi-detached property • Ample off road parking • Popular suburb location • Immaculately presented throughout • En-suite to master bedroom • Within walking distance to local amenities • Great transport links to Gloucester and Cheltenham • EPC C80 • Tax Band C - Tewkesbury Borough Council - £2,000.11 per annum (2025/26)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£320,000

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Hallway

Stepping inside, the hallway provides access to the living dining room, WC and stairs to the first floor.

WC

WC and wash and basin. Frosted window to the front aspect.

Living Dining Room

Generously sized living dining room with French doors opening to the outside patio. Understairs storage cupboard.

Kitchen

Stylish kitchen benefiting from ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer, dishwasher, washing machine, electric oven and four ring gas hob with extractor over.

Landing

Provides access to three bedrooms and a family bathroom.

Master Bedroom

Great sized double bedroom with window to the front aspect. Build in wardrobes.

En-suite

Modern en-suite comprising WC, wash hand basin and shower enclosure with tiled surround.

Second Bedroom

Double bedroom with window to the rear aspect.

Third Bedroom

Window to the rear aspect overlooking the back garden.

Bathroom

Stylish tiled bathroom with WC, wash hand basin and bath with shower over. Frosted window to side aspect.

Outside

To the front, the property benefits from a driveway providing off road parking. Accessed via the side gate, the back garden is a good size and is a combination of lawned and patio spaces accompanied by an additional area which the current vendor has wood chipped to provide a kids play area.

Location

Situated within the Gloucester suburb of Brockworth approximately 6 miles from the City Centre, with various levels of schooling, local amenities and travel links. Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a range of local amenities within Brockworth business park including; Tesco supermarket, pub, and a variety of other eateries such as Costa, Subway, Greggs, and Dominoes. Junction 11A of the M5 motorway is within easy access as well as Gloucester train station which is situated within 4.9 miles away.

Material Information

Tenure: Freehold.

Council Tax band: Tax band C

Local authority and rates: Tewkesbury Borough Council - £2,000.11 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

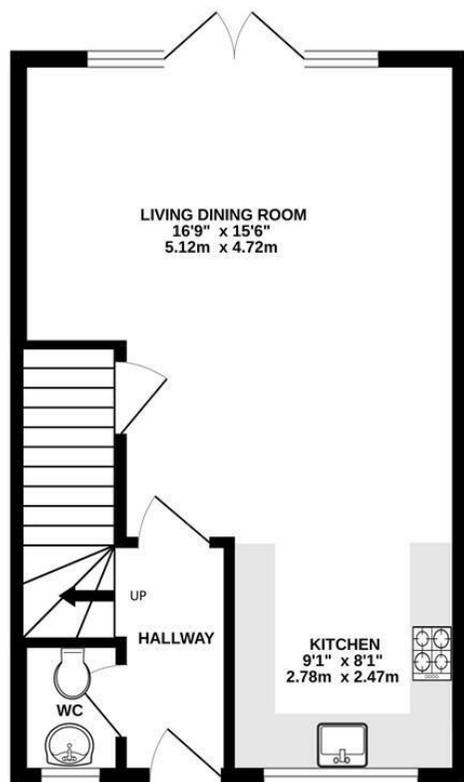
Heating: Gas Central heating.

Broadband speed: Standard 3 Mbps, Ultrafast 1000 Mbps.

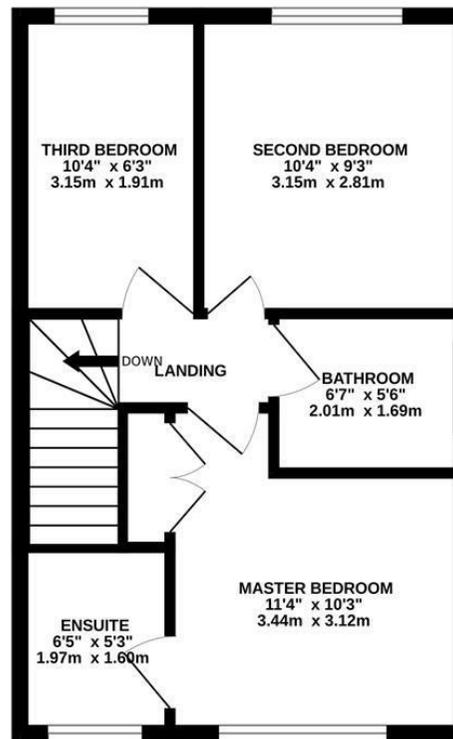
Mobile phone coverage: Vodafone (Limited), O2 (Limited), EE (Limited) and Three (Limited).



GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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.

