



**10 Erminster Drive, Hucclecote GL3 3ER**  
**£345,000**





# 10 Erminster Drive, Hucclecote GL3 3ER



• Three double bedrooms • Downstairs study • Cloakroom and Utility • Modern bathroom with separate shower • Good size and enclosed rear garden • Well presented throughout • Popular location close to local amenities and local schools • Off road parking • Gloucester City Council: Tax Band C - £1900.50 (2024/2025) • EPC D65

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

[hucclecote@naylorpowell.com](mailto:hucclecote@naylorpowell.com)

[www.naylorpowell.com](http://www.naylorpowell.com)

**£345,000**

## Entrance Hall

Obscure glazed UPVC front door, vertical radiator, vinyl flooring, stairs to the first floor.

## Study

Double-glazed windows to front elevation, exposed floorboards, radiator, sound insulation installed.

## Living Room

Sliding door into the dining room, vertical radiators, wood burner, understairs cupboard.

## Kitchen

A range of matching base and wall units with a solid wood worktop over. Inset ceramic sink, integrated oven, space for undercounter fridge and dishwasher. Double-glazed window to side elevation, door to:

## Dining Room

Power and light, doors to garden.

## Utility/WC

Matching base and wall units with solid wood worktop. Space for washing machine. WC, wash hand basin, heated towel rail.

## Garden Store

## On The First Floor

## Landing

Access to loft, doors to all bedrooms and bathroom.

## Bedroom One

Double-glazed window to rear elevation, radiator.

## Bedroom Two

Double-glazed window to front elevation, radiator, built-in wardrobe.

## Bedroom Three

Double-glazed windows to front and side elevation, vertical radiator.

## Bathroom

Double-glazed window to rear elevation, laminate flooring, freestanding rolltop bath, WC, basin, separate shower with tiling, heated towel rail, extractor fan.

## Outside

At the front of the property there is a driveway for multiple cars with a hedge and flower border. To the rear of the property, there is a paved patio area, lawn space, side access, and a shed.

## Location

Located in the desirable suburb of Hucclecote, which has a host of local amenities, sought-after schools, great access for commuters to the motorway network, and is a short drive to Gloucester City centre.

## Material Information

Tenure - Freehold

Council Tax Band C

Gloucester City Council - £1900.50 per annum (2024/25)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

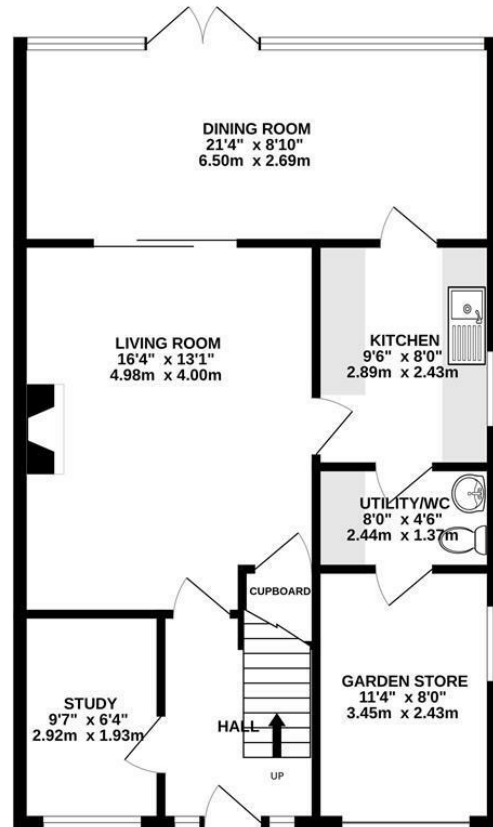
Heating: Gas central heating

Broadband speed: Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

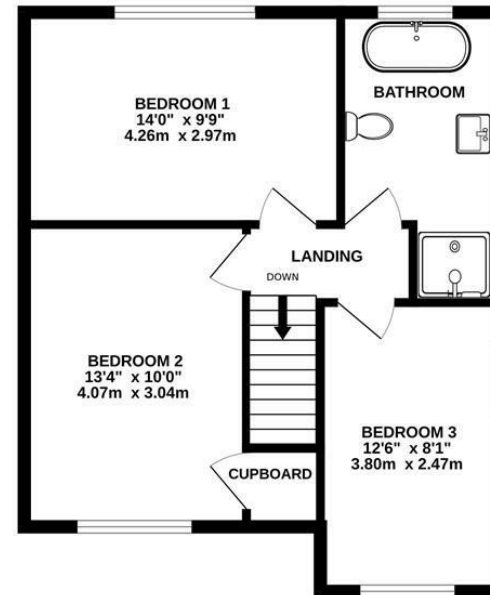
Mobile phone coverage: Vodafone(Limited), EE(Limited), Three(Limited) and O2(Likely)



GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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