



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

£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)

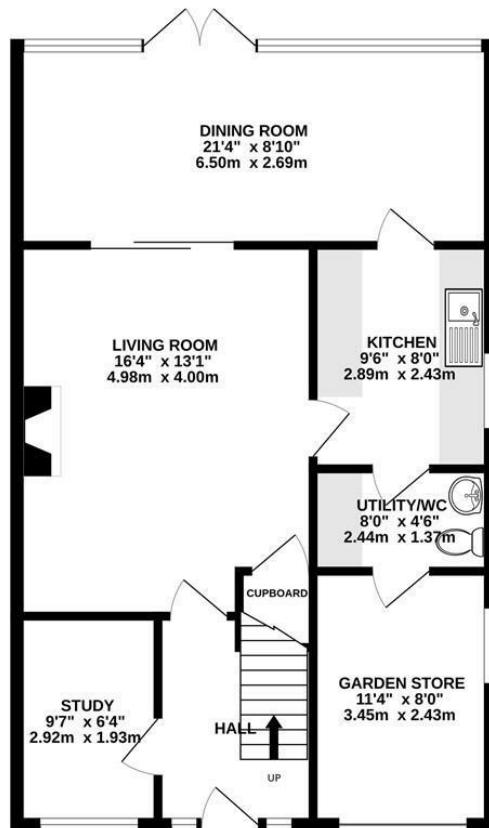
59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

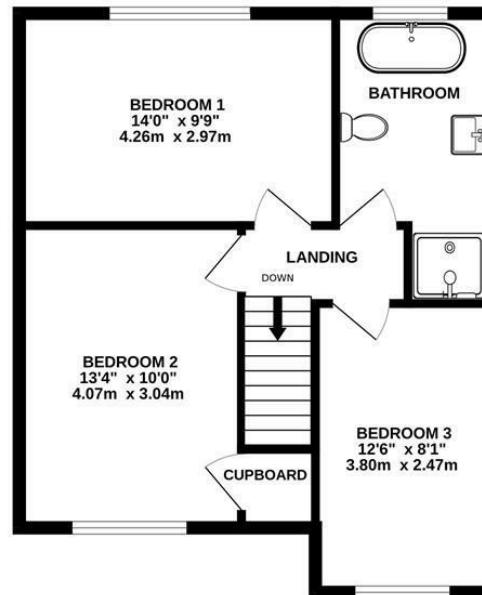
hucclecote@naylorpowell.com
www.naylorpowell.com



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.

Made with Metrogix ©2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

