



**57 Mayfield Drive, Gloucester GL3 3DT**  
**£290,000**





## 57 Mayfield Drive, Gloucester GL3 3DT

• No onward chain • Two bedroom semi-detached bungalow • Popular location • Ample off road parking • Private and enclosed rear garden • Conservatory • Within walking distance to local amenities • Versatile summer house • Tax Band C - Gloucester City Council - £1,990.01 per annum (2025/26) • EPC TBC



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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**£290,000**

### Porch

Stepping inside, the porch offers space for coats, shoes and such like.

### Hallway

The hallway grants access to the kitchen, living dining room, bathroom and two bedrooms.

### Kitchen

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

### Living Dining Room

Generously sized, the living dining room is a flexible space. French doors to the conservatory.

### Conservatory

Versatile room overlooking the back garden. French doors to outside.

### Master Bedroom

Double bedroom with window to the front aspect. Built in wardrobes.

### Second Bedroom

Double bedroom with window to the front aspect.

### Bathroom

White suite comprising WC, handwash basin and corner shower enclosure. Frosted window to side aspect.

### Outside

To the front, the property benefits from a driveway providing parking for multiple vehicles. Accessed via the side gate, the back garden is a great size and benefits from being a combination of lawned and patio areas accompanied by a garden shed and summer house.

### Summer House

The summer house is a great space and would lend itself well to being a play room, home office, craft room or such like. Power and lighting.

### Location

The popular suburb of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include the local Dinglewell Junior School as well as access to several secondary and grammar schools located within the city. A short distance away is access to the M5, providing ideal links to Birmingham and Bristol, while a direct line to London Paddington can be located at Gloucester Station. There are also regular bus services to both Cheltenham and Gloucester. 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

Gloucester City Council - £1,990.01 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

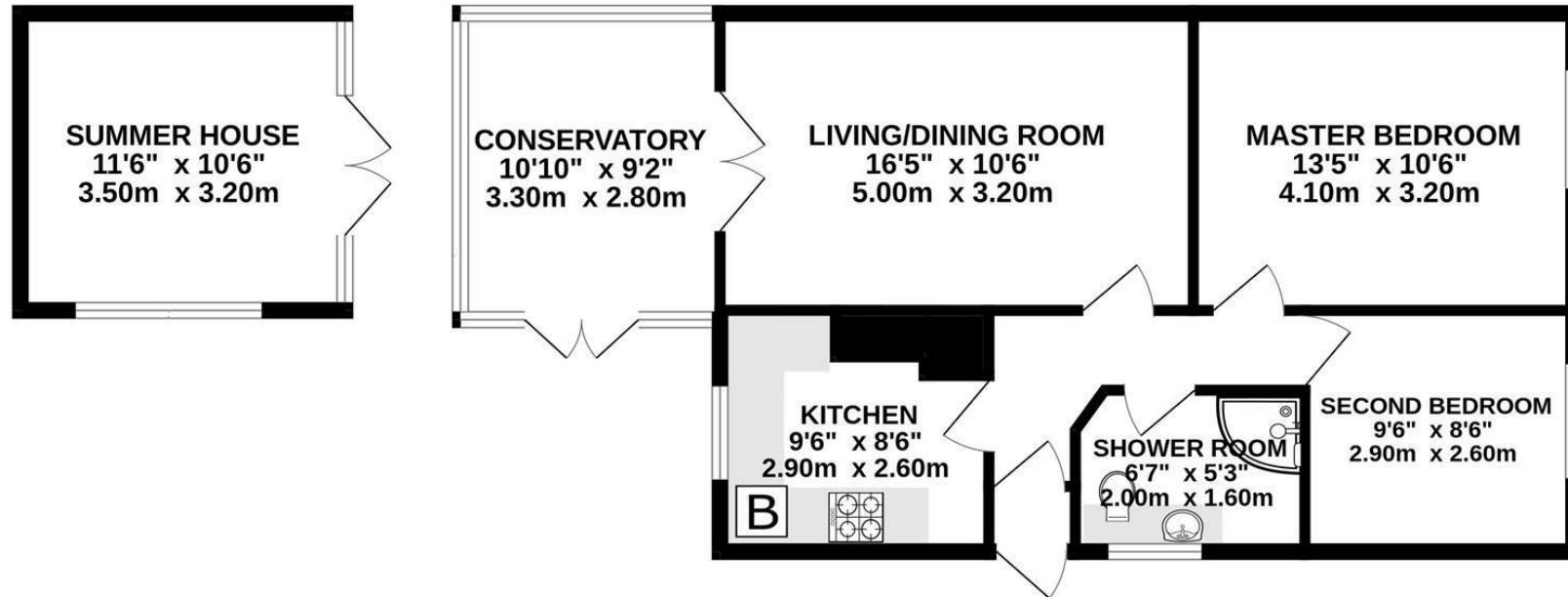
Heating: Gas central heating

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

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



## GROUND FLOOR 786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





