



Billbrook Road, Hucclecote GL3 3QS
£359,950

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- Beautifully presented Victorian property
- Accommodation over three floors
- Living room with multi fuel stove
- Stunning kitchen/diner
- Trifold doors leading to the garden
- Enclosed rear garden
- Parking for one vehicle
- Chain free
- Gloucester City Council; Tax Band C- £1815.41 (2023/2024)
- EPC rating F37

£359,950

Living room

Stairs to the first floor, double glazed window to front elevation, brick fireplace with tiled hearth and multi-fuel stove, radiator, solid oak flooring, door to;

Kitchen/Diner

Trifold doors to the rear elevation leading out onto the garden, two double glazed windows to side elevations, a range of matching wall and base units with granite work surface over, incorporating a Belfast sink, Rangemaster cooker, larder fridge and larder freezer, space and plumbing for washing machine, integrated dishwasher. Marble floor with underfloor heating, and inset ceiling spotlights.

Landing

Stairs to the second floor, radiator.

Bedroom Three

Double glazed window to rear elevation, Juliet Balcony, radiator, solid oak flooring.

Shower Room

Double glazed obscure window to rear elevation, walk-in tiled shower cubicle, wash hand basin with vanity unit, WC, heated towel rail, extractor fan.

Bedroom Two

Double-glazed windows to front elevation, radiator, solid oak flooring.

On the second floor

Door to;

Bedroom One

Velux window to rear elevation, radiator, eaves storage, opening to;

Dressing area

Velux window to front elevation, fitted wardrobes, wooden flooring, opening to;

En suite Bathroom

Velux window to rear elevation, bath with shower attachment, wash hand basin, WC, eaves storage with a range of shelving, heated towel rail, wooden flooring.

Outside

To the front of the property, there is off road parking for one vehicle, and gated side access leading to the rear of the property.

To the rear of the property, there is a fully enclosed and low maintenance garden which is mainly laid to patio but does have a decking area with raised borders. There is also outside plug sockets and lighting.

Tenure, Services and Local Authority

Freehold.

All mains services are believed to be connected to the property. The property also benefits from Cat 5 cabling throughout.

Gloucester City Council; Tax Band C- £1815.41 (2023/2024)



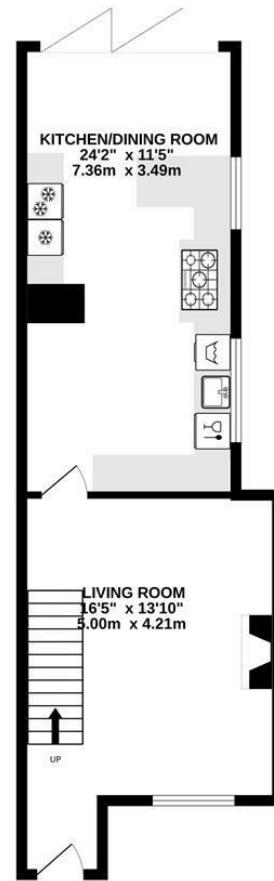
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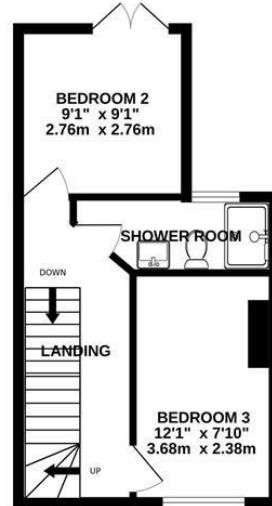
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GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



2ND FLOOR
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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 indicative 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		Current	Potential
Very energy efficient - lower running costs			
100 plus A	A		
91-90 B	B		
80-60 C	C		
59-40 D	D		
40-30 E	E		
30-20 F	F		
20 plus G	G		
Not energy efficient - higher running costs			
England & Wales		82	37
			EU Directive 2002/91/EC

