



5 Stanbury Mews, Hucclecote GL3 3UG
£280,000



[(S) SnapEd]

5 Stanbury Mews, Hucclecote GL3 3UG

• Cul de sac location • Close to local amenities and transport links • Downstairs WC • Newly fitted bathroom • Newly Installed Gas Combination Boiler • Low maintenance south facing rear garden • Off road parking • Newly Fitted UPVC Double Glazed Windows & Doors • Tewkesbury Borough Council - Tax Band C £1,965.40 per annum (2025/26) • EPC rating C74

£280,000



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Entrance Hall

Radiator, laminate flooring, stairs to the first floor.

Cloakroom

WC, wash hand basin, radiator, double-glazed window to front elevation.

Kitchen

A range of matching wall and base units with laminate worksurface over, inset sink unit with a mixer tap. Integrated electric oven and hob with extractor fan over. Space for fridge/freezer, dishwasher, and washing machine. Radiator, double-glazed window to front elevation.

Living/Dining Room

Two radiators, understairs storage cupboard, laminate flooring, double-glazed window to the rear elevation, and double glazed French doors leading to the garden.

First floor landing

Access to the part-boarded loft, an airing cupboard housing a gas-fired combination boiler.

Bedroom One

Radiator, built-in wardrobes, double-glazed window to rear elevation.

Bedroom Two

Radiator, built-in wardrobe, shelving unit, double-glazed window to front elevation.

Bedroom Three

Radiator, double-glazed window to rear elevation.

Bathroom

Panelled bath with shower over, WC, wash hand basin, heated towel rail, part tiled walls, double-glazed window to front elevation.

Outside

Directly to the side of the property is tandem parking for two vehicles and gated side access leading to the rear garden. To the front of the property is an area of lawn a further gravelled area and path to the front door. To the rear of the property, the garden is fully enclosed and low maintenance and features a paved patio seating area with the rest of the garden laid to lawn, there is also a useful storage shed.

Location

Stanbury Mews is located within the popular area of Hucclecote. With various local amenities nearby including the local junior schools Hillview and Dinglewell 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 whilst a direct line to London Paddington can be located at Gloucester Station. Whilst 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

Tewkesbury Borough Council: £1,965.40 per annum 2025/26.

Electricity supply: Mains

Water supply: Mains

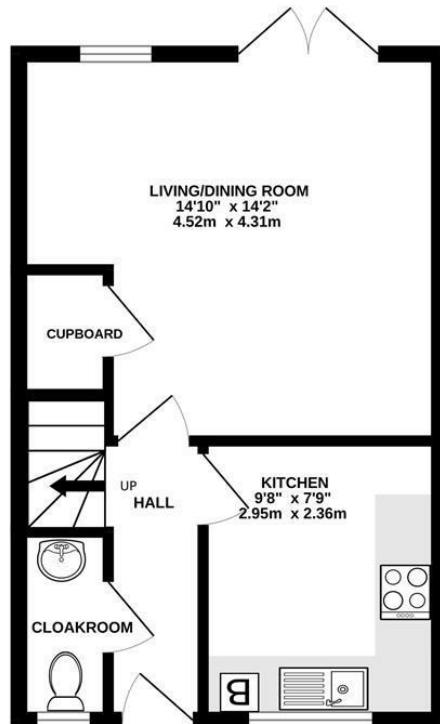
Sewerage: Mains

Heating: Gas central heating

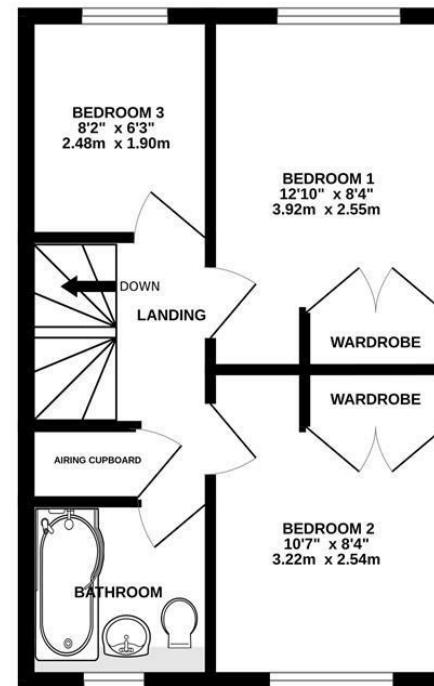
Broadband speed: Standard 11 Mbps, Superfast 77 Mbps, Ultrafast 1000 Mbps

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

GROUND FLOOR
348 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



5 STANBURY MEWS, GLOUCESTER

TOTAL FLOOR AREA : 696 sq.ft. (64.6 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.

