



33 Foxwell Drive, Gloucester GL3 3LF
£350,000



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• No onward chain • Situated in the popular suburb of Hucclecote • Three bedroom detached family home • Ample off road parking • Private and enclosed rear garden • Potential to improve and modernise • Within walking distance to local amenities • Detached garage • EPC C78 • Tax Band D - City Council - £2,238.77 per annum (2025/26)

£350,000



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Hallway

Stepping into the property, the hallway provides access to the living dining room, kitchen and stairs to the first floor.

Living Dining Room

Generously sized the living dining room stretches the depth of the home and provides a versatile space. Ample natural light from the bay style window to the front and French doors to the rear.

Kitchen

Ample storage in a range of floor and eye level units accompanied by space for appliances. Window to rear aspect and side door to outside.

WC

WC and frosted window.

Landing

The landing leads to three bedrooms and a family shower room.

Master Bedroom

Double bedroom with feature bay style window to the front aspect.

Second Bedroom

Double bedroom with window to the rear aspect overlooking the back garden.

Third Bedroom

Double bedroom with window to the rear aspect.

Shower Room

Recently installed, the shower room comprised WC, wash hand basin and shower enclosure with tiled surround. Frosted window to side aspect.

Outside

To the front, the property benefits from a block paved driveway providing parking for multiple vehicles. Accessed via the side gate, the back garden is low maintenance and is a combination of lawn and patio area.

Garage

Up and over door providing vehicular access. Side door to the garden.

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 D

Gloucester City Council - £2,238.77 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

EV charging point

Solar panels and 4.2 kWh house battery installed 2020

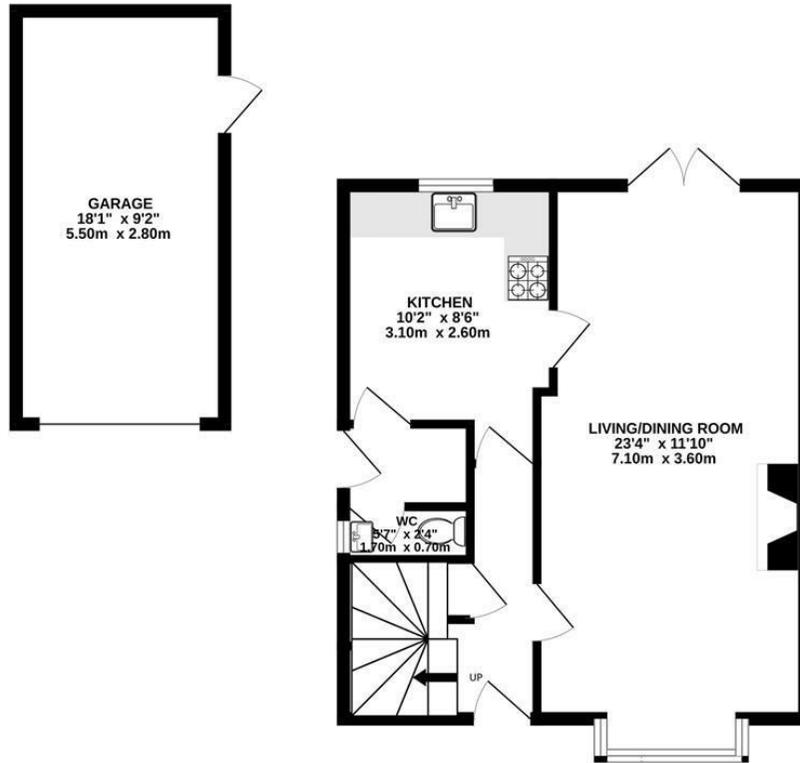
Double glazed windows and doors installed circa 2023

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

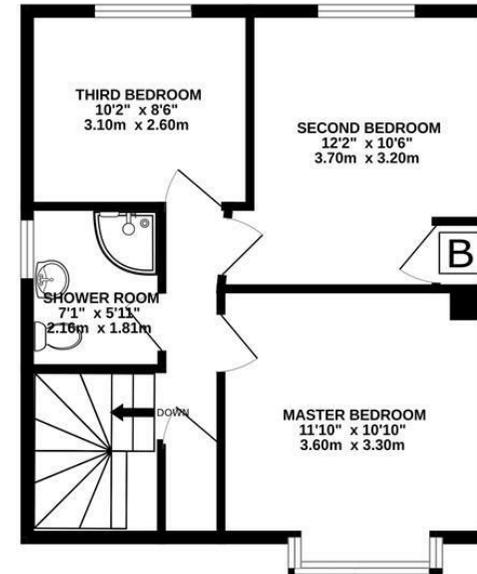
Mobile phone coverage: Vodafone(Limited), EE(Likely), Three(Limited) and O2(Likely)



GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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.

