

6 Montgomery Close, Gloucester GL3 3TB

£340,000

naylor powell

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• Three bedroom detached family home • Ample off road parking and garage • Corner plot position • Private and enclosed rear garden • En-suite to master bedroom • Great transport links between Gloucester & Cheltenham • Within walking distance to local amenities • Potential rental income of £1,450 pcm • EPC C70 • Tax Band D - Tewkesbury Borough Council - (£2321.40 per annum 2026/27)

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Accommodation
This home welcomes you through a practical entrance hall, offering ample space for coats, shoes and such like. From here, you are led into the generously proportioned living room, a bright and inviting space enhanced by a large front facing window that allows plenty of natural light. Positioned at the rear of the property, the kitchen/dining room is well equipped with a range of wall and base units providing excellent storage, complemented by an integrated electric oven and four-ring gas hob with an extractor hood above. Adjacent to the kitchen, the utility room offers further storage, plumbing for a washing machine and the convenience of a ground floor WC with a wash hand basin.
Taking the stairs, the first floor accommodation comprises three well proportioned bedrooms. Both the master and second bedrooms benefit from built in wardrobes, providing excellent storage solutions. The master bedroom further enjoys an en-suite shower room complete with a wash hand basin and WC. The remaining two bedrooms are served by a contemporary family bathroom, creating a practical and comfortable layout for modern family living.

Outside
To the front the property benefits from a well cared for front garden which is accompanied by a spacious driveway providing off road parking for multiple vehicles. Accessed via the side gate, the back garden is a great size and benefits from a combination of lawned and patio areas accompanied by a variety of shrubs and flowers. There is also a handy shed.

Garage
Integral garage with up and over door providing vehicular access. Power and lighting. Door to the rear leading into the utility room.

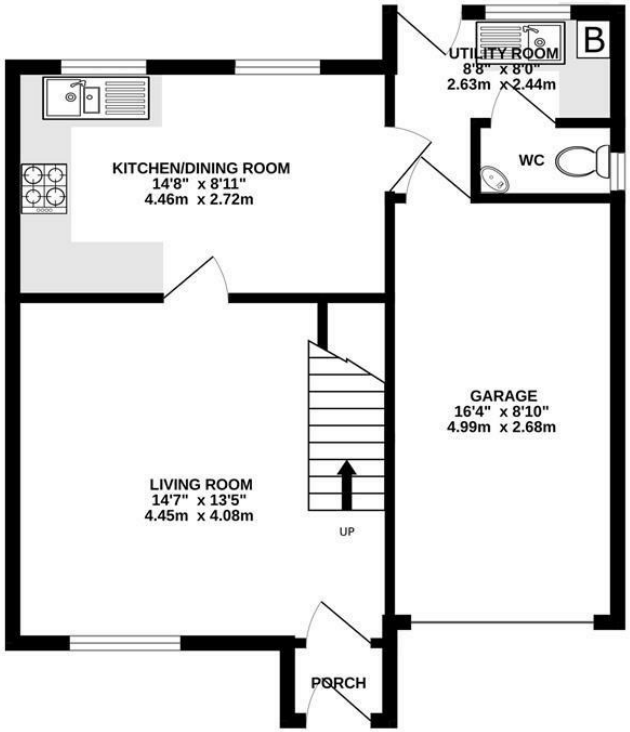
Location
Montgomery Close is located within the popular area of Hucclecote. Various local amenities to include the local junior schools Hillview and Dinglewell as well as access to a number of secondary and grammar schooling being located within the City. A short distance away is access to the M5 providing 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 D
Tewkesbury Borough Council - (£2321.40 per annum 2026/27)
Alarm and CCTV system in place.
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband speed: Basic 12mb, Superfast 80mb, Ultrafast 1000mb
Mobile phone coverage: Vodafone, EE, Three and O2

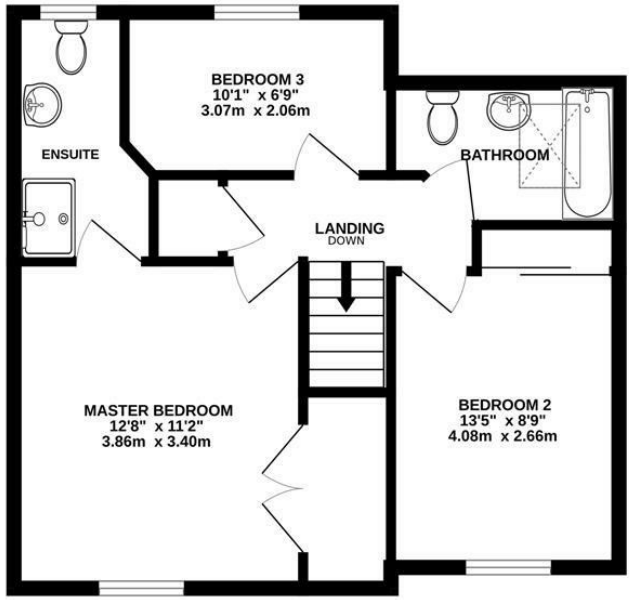




GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



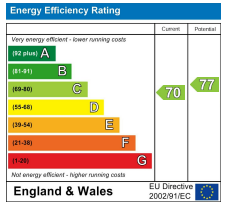
TOTAL FLOOR AREA : 1035 sq.ft. (96.1 sq.m.) approx.

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 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.



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