

93 Hucclecote Road, Hucclecote, Gloucester, GL3 3TR.

- Other
- Gloucester
- For Sale
- 280 m2 (3,014 ft2)



POTENTIAL FOR A VARIETY OF USES



# 93 Hucclecote Road, Gloucester

**Bed & Breakfast property with self-contained Coach House and car park in a popular neighbourhood of Gloucester. Potential for a variety of uses.**

## Location

Gloucester is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5 and Junction 15 of the M4 at Swindon.

Hucclecote lies approximately 3 miles from Gloucester city centre and 2 miles from Junction 11A of the M5 motorway via the A417. Hucclecote is predominantly residential, with a combination of secondary retail and commercial properties locally including a range of shops, pharmacy, GP surgery, a dentist, and school.

## Description

The main property is a spacious detached house split over three floors with 8 bedrooms, the majority of which have their own private bathroom facilities.

Currently the property is being run as a live-in Bed & Breakfast and family home with the versatile layout providing ample space for this and a number of **other possible uses subject to planning**.

In addition, there is a detached two storey one bedroom Coach House which has potential to be an office, holiday let or private living quarters.

## The Main House

Split over three floors, the ground floor comprises of a large dining room, good size kitchen, 2 double bedrooms, 1 small single bedroom/office (current use) and shower room. The first floor has four bedrooms all with shower, basin and toilet with a further 2 bedrooms on the second floor with shower & basins.

## The Coach House

This is a two-storey dwelling comprising lounge and fitted kitchen on the lower floor with the original stone steps leading to a double bedroom, bathroom and separate toilet on the upper floor.

## Outside

Situated on Hucclecote Road parking can be found at the front of the property for up to 4 cars with a private rear car park also accommodating up to 4 cars.

There is private gated access to The Coach House from the rear car park.

The front garden is enclosed by wrought iron fencing and laid to lawn with gated side access leading to the rear gardens.

The rear gardens could easily be sub divided allowing both the main house and the coach house to have independent garden areas.

There is also a large storeroom/workshop and substantial shed near to the house and a smaller shed and summer room at the end of the garden.

## Planning

The property has been used as a guest house which falls within Class C1 of the Use Classes Order 1987 and coach house (Class C3) but may suit a range of uses, subject to the necessary consent being obtained.

## Council Tax

It is listed within Band B for Council Tax purposes.





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## Accommodation (Approximate net internal areas)

	M2	Ft2
<b>The Main House</b>		
Ground Floor	117.3	1,262.7
First Floor	81.0	871.6
Second Floor	39.9	429.2
<b>Sub Total</b>	<b>238.2</b>	<b>2,563.5</b>
<b>The Coach House</b>		
Ground Floor	21.6	232.7
First Floor	20.2	217.7
<b>Sub Total</b>	<b>41.8</b>	<b>450.4</b>
<b>TOTAL</b>	<b>280.0 M2</b>	<b>3,014 Ft2</b>

## Terms

The property is offered freehold with vacant possession.

## Price

Offers are invited in the region of £725,000.

## Energy Performance Certificate

Main Building E-52

Coach House E-48

## VAT

The property is not elected for VAT.

## Trading Business

Further financial information in relation to the business is available upon request.

## Legal Costs

Each party to bear their own costs incurred in the transaction.





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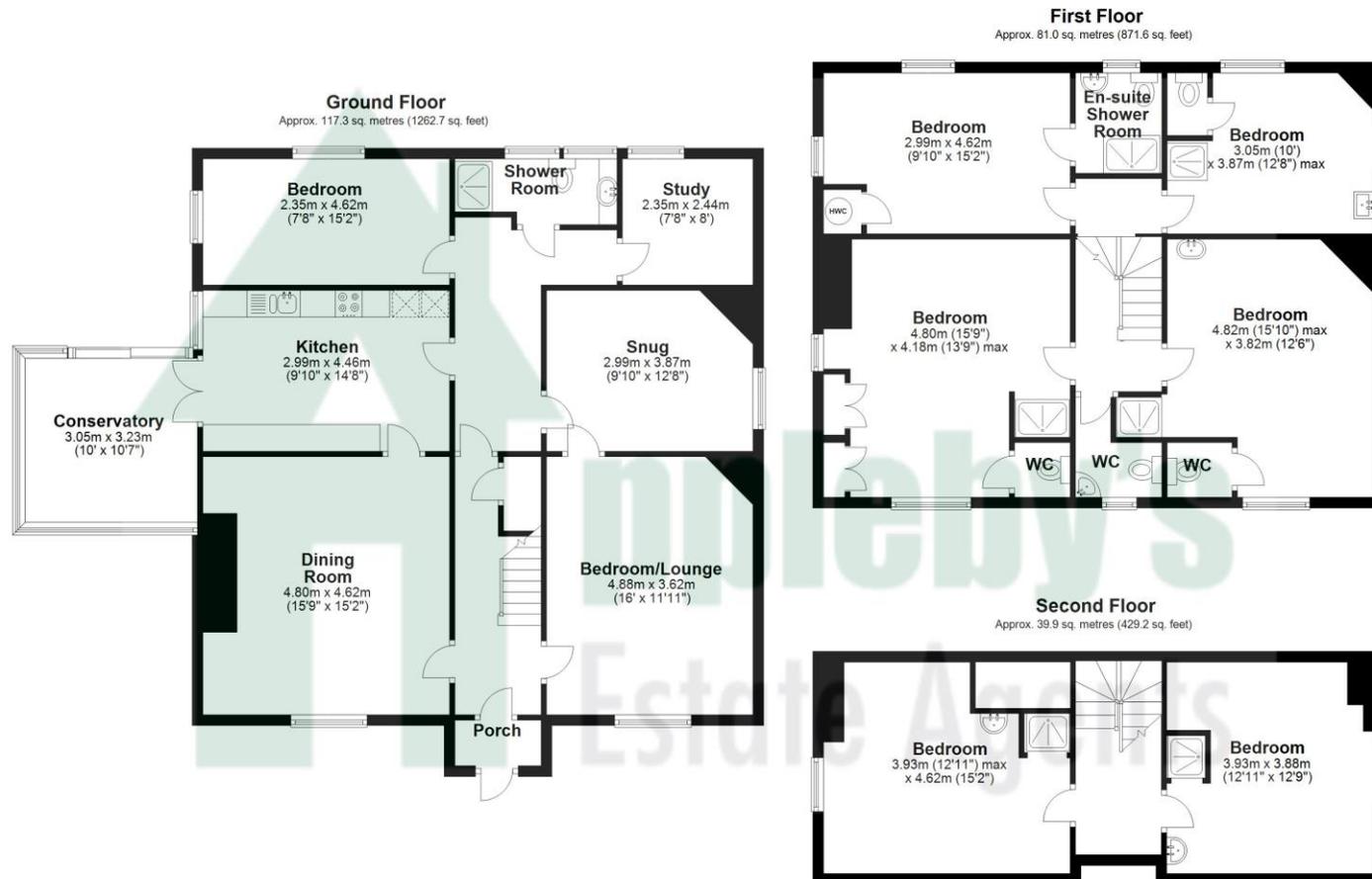


# 93 Hucclecote Road, Gloucester





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Total area: approx. 238.2 sq. metres (2563.5 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy.  
Plan produced using PlanUp.

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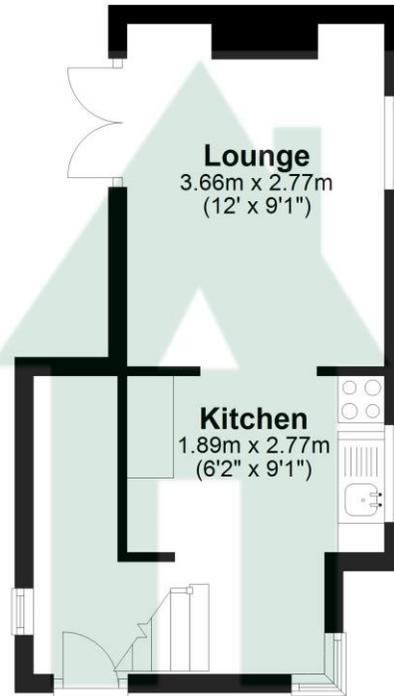




# 93 Hucclecote Road, Gloucester

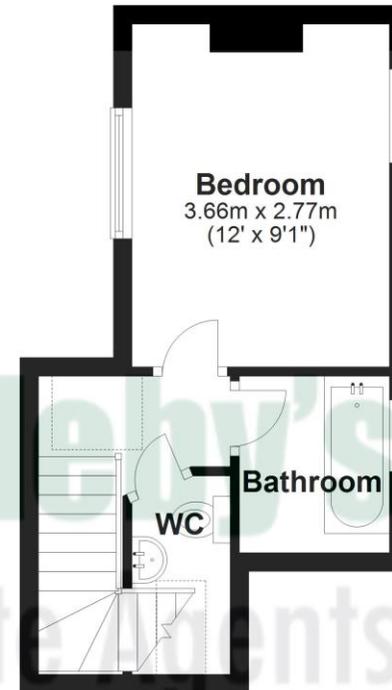
## Ground Floor

Approx. 21.6 sq. metres (232.7 sq. feet)



## First Floor

Approx. 20.2 sq. metres (217.7 sq. feet)



Total area: approx. 41.8 sq. metres (450.4 sq. feet)

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**The Coach House 93 Hucclecote Road Hucclecote, Gloucester**





# Request a viewing

For further information or to request a viewing, please get in touch

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