

9 Anbrook Crescent, Hucclecote GL3 3HL

£325,000

naylor powell

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• Chain free • Three bedroom semi-detached bungalow • Ample off road parking • Private and enclosed rear garden • Well presented thoughout • Within walking distance to local amenities • Potential rental income of £1,450 pcm • Positioned in the popular suburb of Hucclecote • EPC TBC • Tax Band C - Gloucester City Council; £2,087.26(2026/2027)

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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Accommodation

Stepping into the property, the entrance hall provides access to both the living room and the third bedroom. Positioned at the front of the property, the third bedroom is a versatile space that would lend itself well to use as a home office, playroom, or guest bedroom.

The living room is a great size and benefits from a large front facing window, allowing for an abundance of natural light. Leading through to the kitchen, you'll find ample storage provided by a range of floor and eye level units, complemented by integrated appliances including a dishwasher, washing machine, electric oven, four ring electric hob, and extractor hood.

Located at the rear of the property, both the master and second bedrooms are generously sized and enjoy pleasant views over the back garden.

Completing the accommodation is a modern shower room, comprising a WC, wash hand basin, and shower enclosure.

Outside

To the front of the property, a driveway provides convenient off road parking. Gated side access leads through a useful car port, providing sheltered access to the rear garden. The enclosed rear garden is well maintained and features a combination of lawn and patio areas, creating an ideal space for both outdoor entertaining and family enjoyment.

Location

Located southeast of the historic Gloucester City Centre, the popular area of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include the local Dinglewell and Hillview junior schools as well as access to several secondary and grammar schools 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. 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.

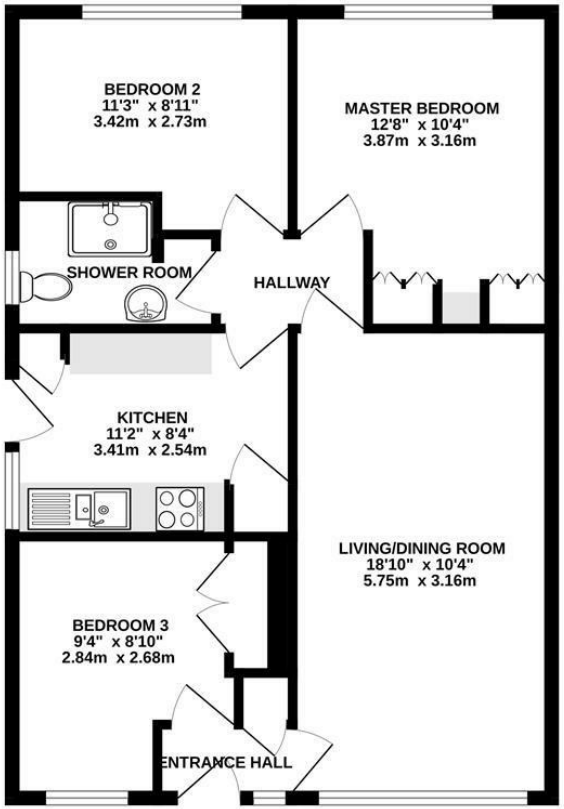
Material Information

Tenure: Freehold.
Council Tax Band: Tax Band C
Local Authority and Rates: Gloucester City Council; £2,087.26(2026/2027)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband speed: Standard 17 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: EE(Likely), Three(Likely), 02(Likely) and Vodafone(Likely)





GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



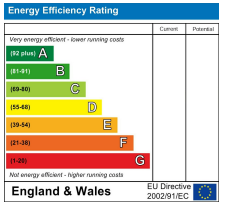
TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.

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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