



**4 Middle Croft, Gloucester GL4 4RL**  
**£310,000**



## 4 Middle Croft, Gloucester GL4 4RL

- No onward Chain
- Three bedroom family home
- Ample off road parking and garage
- Private and enclosed rear garden
- Ideal first time buyer or investment
- Well presented throughout
- Situated in the highly sought after location of Abbeymead
- Great transport links between Gloucester and Cheltenham
- EPC C75
- Tax Band C - Gloucester City Council- £2,087.26 per annum (2026/2027)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£310,000**

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### Accommodation

Upon entering the property, you are welcomed into a generously sized ground floor accommodation. This comprises a bright and spacious living room with a front-facing window, alongside a well-appointed kitchen/dining room to the rear.

The dining area provides an excellent space for entertaining, with French doors opening onto the patio, allowing for seamless indoor-outdoor living. The kitchen offers ample storage with a range of floor and eye-level units, complemented by an electric oven, four-ring gas hob with extractor over, space for a fridge freezer, and plumbing for a washing machine.

Upstairs, the first floor hosts three well-proportioned bedrooms. Both the master bedroom and third bedroom are positioned to the rear, enjoying views over the garden, while the second bedroom is situated to the front aspect.

The accommodation is completed by a family bathroom, fitted with a white suite including a WC, washhand basin, and a bath with shower over.

### Outside

Externally, the property is approached via a driveway providing off-road parking for multiple vehicles.

To the rear, the garden offers a fantastic outdoor space, thoughtfully arranged with a combination of lawn and patio areas, making it ideal for both relaxation and entertaining.

### Garage

Up and over door providing vehicular access. Pedestrian door to the side leading into the garden. Power and lighting.

### Location

The ever-popular suburb of Abbeymead is situated on the outskirts of Gloucester City Centre, offering various amenities, including a Morrisons superstore, restaurants, schooling, and public transport links, including Gloucester bus routes to the newly renovated City Centre station. The historic City Centre, to include the medieval Cathedral, offers further shops, boutiques, and eateries alongside the recently developed Gloucester Docks and Quays shopping destination.

### Material Information

Tenure: Freehold.

Council Tax band: Tax band C

Local authority and rates: Gloucester City Council- £2,087.26 per annum (2026/2027)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

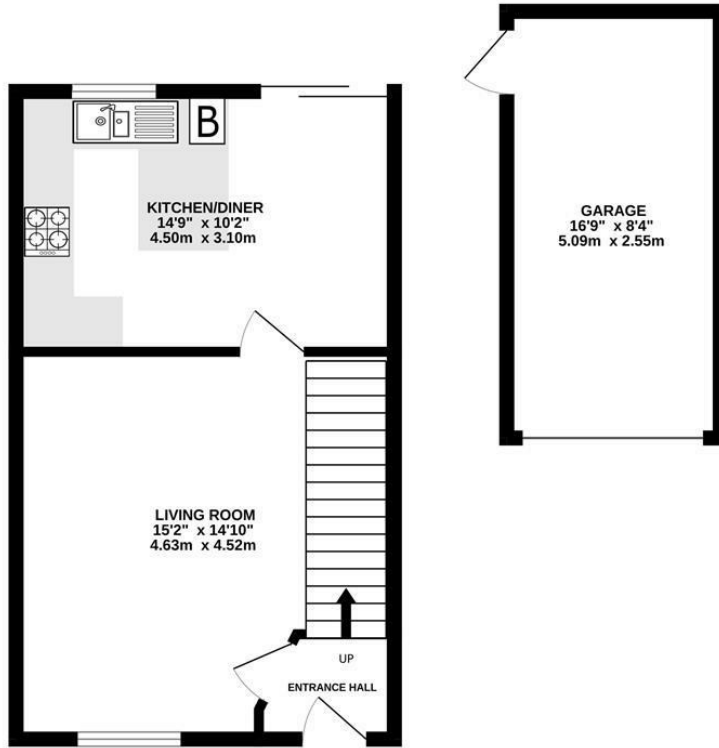
Heating: Gas Central heating.

Broadband speed: Standard 12 Mbps, Superfast 49 Mbps, Ultrafast 1000 Mbps

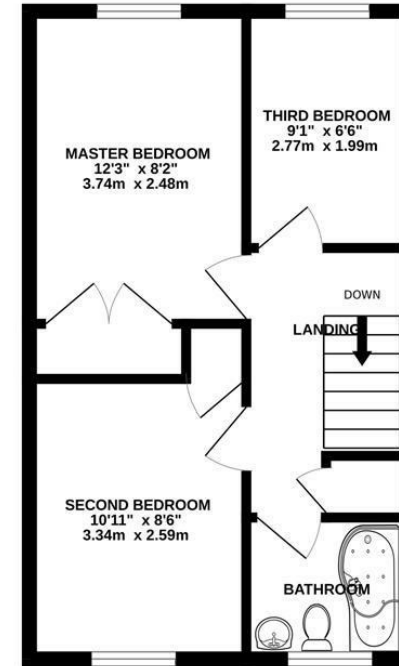
Mobile phone coverage: Vodafone (Likely), O2 (Likely), and EE (Likely), Three (Likely)



GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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