



**6 Anbrook Crescent, Gloucester GL3 3HL**  
**£300,000**



## 6 Anbrook Crescent, Gloucester GL3 3HL

• No onward chain • Two bedroom semi-detached bungalow • Generously sized plot • Potential to extended and improve (subject to planning) • Within walking distance to local amenities • Ample off road parking • Detached Garage • Great transport links between Gloucester and Cheltenham • EPC D65 • Tax Band C - Gloucester City Council - £2,087.26(2026/2027)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950

[hucclecote@naylorpowell.com](mailto:hucclecote@naylorpowell.com)

[www.naylorpowell.com](http://www.naylorpowell.com)

**£300,000**

### Hallway

Stepping into the property, the hallway provides access to the living dining room, bathrooms and two bedrooms.

### Living Dining Room

Spacious living dining room with French doors to the garden.

### Kitchen

Ample storage in a range of floor and eye level units accompanied by space for fridge freezer, oven and washing machine. Window to side and rear aspect. Door to outside.

### Master Bedroom

Double bedroom with window to front aspect.

### Second Bedroom

Window to the front aspect overlooking the front garden.

### Shower Room

White suite comprising WC, Wash hand basin and walk in shower enclosure. Frosted window to side aspect.

### Outside

To the front, the bungalow benefits from a driveway providing space for multiple vehicles alongside a lawned area. Accessed via the side gate, the back garden is great size and is mostly laid to lawn.

### Garage

Up and over door providing vehicular access. Door to side.

### 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

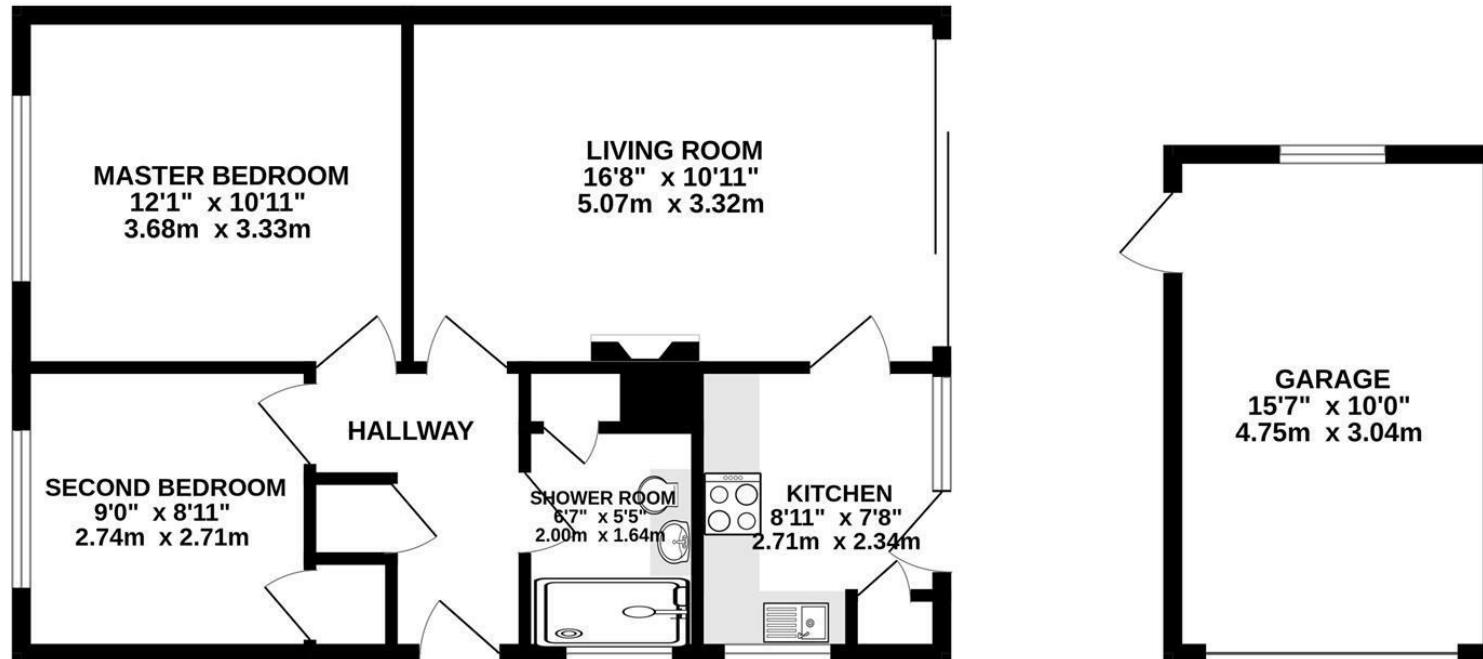
Heating: Gas central heating

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 718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA : 718 sq.ft. (66.7 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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