



**54 Insley Gardens, Gloucester GL3 3AY**  
**£325,000**



## 54 Insley Gardens, Gloucester GL3 3AY

• Three bedroom extended semi-detached family home • Ample off road parking and garage • Extended to provide a sociable kitchen dining room and utility • Popular suburb location • Private and enclosed rear garden • Well presented throughout • Within walking distance to local amenities • transport links to Gloucester and Cheltenham • EPC C71 • Tax Band C - Gloucester City Council - £1,990.01 per annum (2025/26)

**£325,000**



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

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**www.naylorpowell.com**

### Entrance Hall

Stepping into the property, the hallway provides access to the living room, kitchen dining room and stairs to the first floor.

### Living Room

Spacious living room with a window to the front aspect.

### Kitchen Dining Room

The kitchen dining room is an impressive space. Extended by the previous owners, this room is both versatile and sociable and benefits from ample natural light from the skylight and French doors which open to the outside patio area.

The kitchen benefits from ample storage in a range of floor and eye level units accompanied by integrated appliances to include an electric oven and a four ring electric hob with an extractor over. Space for fridge freezer and plumbing for dishwasher.

### Utility Room

Additional storage alongside plumbing for a washing machine and space for a tumble dryer. Door to garden.

### Cloakroom

WC and wash hand basin.

### Landing

Provides access to three bedrooms and the family bathroom.

### Master Bedroom

Great size double bedroom. Window to front aspect.

### Second Bedroom

Double bedroom with built in wardrobes. Window to rear aspect overlooking the back garden.

### Third Bedroom

Versatile room currently utilised as a home office. Window to

### Bathroom

Stylish suite comprising WC, washhand basin and bath with shower over. Frosted window to rear aspect.

### Outside

To the front, the property benefits from a driveway providing parking for multiple vehicles alongside a lawned front garden. To the rear, the back garden is a great size and benefits from being a combination of lawned and patio areas.

### Garage

The garage benefits from an up and over door providing vehicular access. Door to the utility room. Power and lighting.

### Location

The popular suburb of Hucclecote has lots to offer with an array of shops, transport links, and schools. Various local amenities include the local Dinglewell Junior School as well as access to several secondary and grammar schools located within the city. A short distance away is access to the M5, providing ideal links to Birmingham and Bristol, while a direct line to London Paddington can be located at Gloucester Station. There are also regular bus services to both Cheltenham and Gloucester.

### Material Information

Tenure: Freehold.

Council Tax band: C

Local authority and rates: Gloucester City Council - £1,990.01 per annum (2025/26)

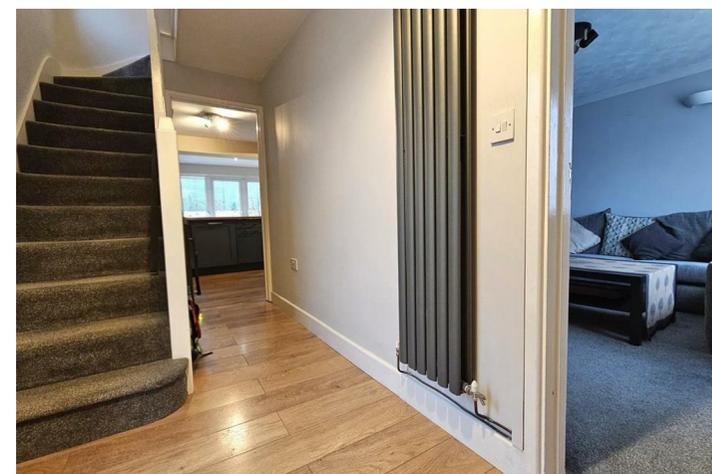
Electricity supply: Mains

Water supply: Mains

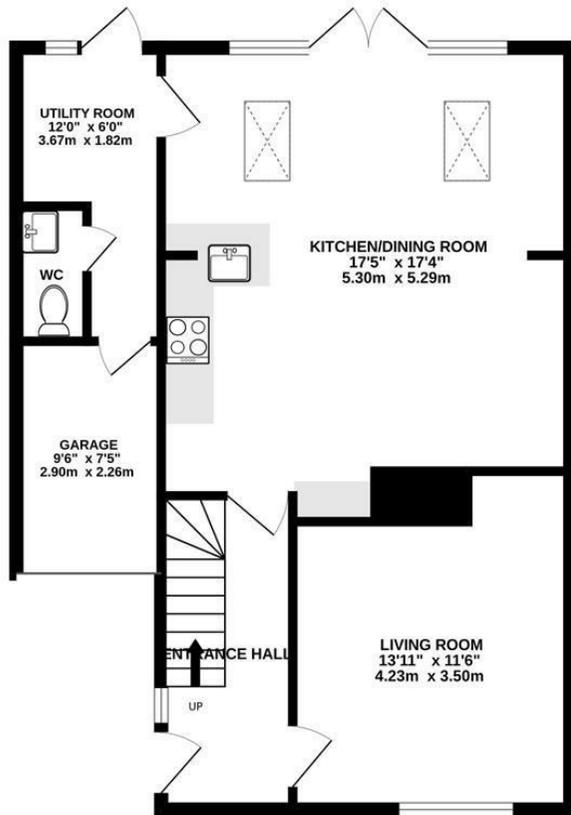
Sewerage: Mains

Heating: Gas Central

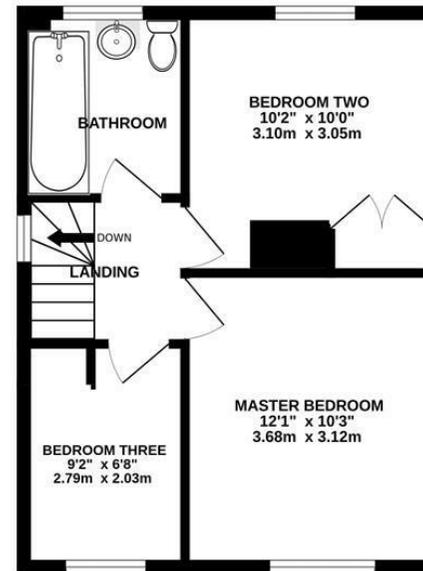
Broadband speed: Standard 17 Mbps Superfast 61 Mbps and



GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 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.

