

ESTATE AGENTS



Farr & Farr

PRICE: £225,000

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REF: H24037/LW

5 ANBROOK CRESCENT
HUCCLECOTE
GLOUCESTER
GL3 3HL



**A TWO BEDROOM SEMI DETACHED BUNGALOW IN ONE OF
HUCCLECOTE'S MOST SOUGHT AFTER LOCATIONS WITH
NO ONWARD CHAIN**

City Centre:

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Hucclecote:

50 Hucclecote Road
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01452 613355
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125 Cheltenham Road
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Churchdown:

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Gloucester GL3 2ER
01452 857421
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Gloucester GL2 0JQ
01452 238298
lettings@
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6 ANBROOK CRESCENT, HUCCLECOTE, GLOUCESTER, GL3 3HL

This two bedrooomed bungalow has been recently redecorated. In a lovely position in a quiet cul-de-sac, the property offers 2 good bedrooms, spacious shower room, kitchen, breakfast room/conservatory and large lounge. Outside offers a good sized driveway and rear gardens offering a great deal of privacy. Other benefits include a large garage, double glazing and gas central heating.

Anbrook Crescent is situated off Brookfield Road in the heart of Hucclecote Road and is near a vast selection of local amenities including schools, shops, community centre and doctors. On hand is a regular bus service to both Cheltenham and Gloucester town centres. The M5 Motorway junctions both north and south are only a short drive away along with easy access to the Cotswolds.

**TWO BEDROOMS; LOUNGE; SHOWER ROOM;
KITCHEN; BREAKFAST ROOM / CONSERVATORY; GARAGE;
DRIVEWAY PARKING; GENEROUS PLOT; CUL-DE-SAC LOCATION;
NO ONWARD CHAIN**

ENTRANCE :

Via UPVC double glazed door.

ENTRANCE HALL :

Built in storage/coat cupboard. Access to loft. Fitted carpet.

LOUNGE : 10'11 x 16'8

UPVC double glazed French doors to rear. Radiator. Fitted carpet. Electric fire suite.



KITCHEN : 9'0 x 7'8

UPVC double glazed window to side. Recently refitted range of wall, base and drawer units with worktop over. Plumbing for washing machine. Space for freestanding fridge. Sink with drainer and mixer taps. Space for electric cooker. Vinyl flooring. Sliding door to:

**CONSERVATORY :**

UPVC double glazed French door to rear. Vinyl flooring.

**BEDROOM ONE : 12'0 x 10'11**

UPVC double glazed window to front. Radiator. Fitted carpet.



BEDROOM TWO : 9'0 x 8'11
UPVC double glazed window to front. Radiator. Fitted carpet.
Storage cupboard.



SHOWER ROOM :
UPVC double glazed frosted window to side. Walk in shower enclosure, low level WC and wash hand basin. Vinyl floor. Tiled walls. Radiator.



EXTERIOR:

FRONT GARDEN:

Partially laid to lawn with gated driveway parking for several vehicles.

REAR GARDEN:

Beautiful garden offering a great deal of privacy. Surrounded by mature borders, trees and hedging. Access to garage and front driveway.

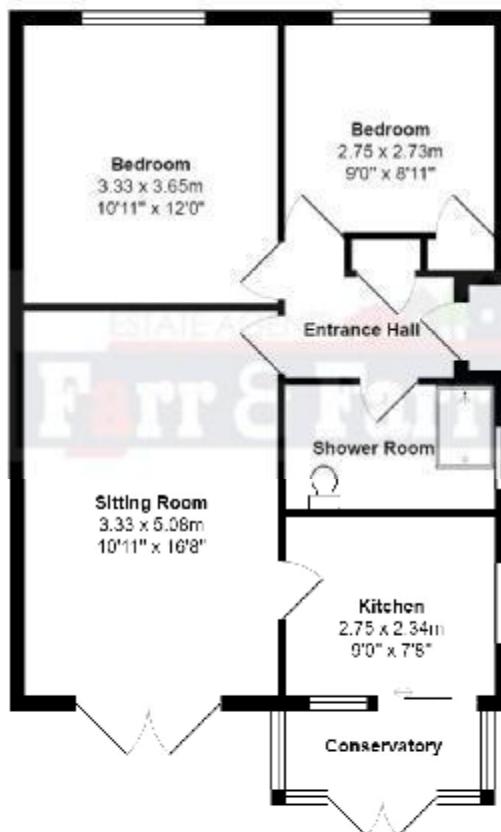
GARAGE:

Detached garage. Double doors. Light and power



NOTE: All measurements are approximate.

VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT



5 Anbrook Crescent, Hucclecote, Gloucester. GL3 3HL

Approx Total Area: 57.2 m² ... 615 ft²

Drawn by: www.guru-solutions.co.uk

This plan is for layout guidance only. Not drawn to scale, unless stated.

Windows and door openings are approximate.

every care is taken in the preparation of this plan. Gainsborough

cannot accept any responsibility for any errors or

omissions, please check all dimensions, shapes and

consult bearing before making any decisions based upon this plan.