



# Farr & Farr

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**PRICE: £259,950**

**REF: H24084/LW**

**23 ANBROOK CRESCENT  
HUCCLECOTE  
GLOUCESTER  
GL3 3HL**



**TWO BEDROOM SEMI DETACHED BUNGALOW WHICH HAS  
BEEN COMPLETELY MODERNISED IN ONE OF  
HUCCLECOTE'S MOST SOUGHT AFTER LOCATIONS**

**City Centre:**

2a Worcester Street  
Gloucester GL1 3AA  
☎ 01452 500025

**Hucclecote:**

50 Hucclecote Road  
Gloucester GL3 3RT  
☎ 01452 613355

**Longlevens:**

125 Cheltenham Road  
Gloucester GL2 0JQ  
☎ 01452 380444

**Churchdown:**

1 Church Road  
Gloucester GL3 2ER  
☎ 01452 857421

**Lettings:**

40 Oxstalls Way  
Gloucester GL2 0JQ  
☎ 01452 238298

### **23 ANBROOK CRESCENT, HUCCLECOTE, GLOUCESTER, GL3 3HL**

This lovely two-bedroom bungalow has been modernised throughout and offers good sized accommodation in a popular cul-de-sac location. The property offers two double bedrooms with fitted wardrobes to the master, refitted shower room, large lounge, and modern fitted kitchen. Outside you will find a private rear garden with decked areas and off road parking to the front. Other benefits include a new gas central heating system, complete rewire and replumbed. This is a great opportunity to buy a fully refurbished bungalow in a popular location.

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.

### **REFURBISHED BUNGALOW; TWO GOOD BEDROOMS; SITTING ROOM; REFITTED SHOWER ROOM; REFITTED KITCHEN; DRIVEWAY PARKING; GENEROUS REAR GARDEN; CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT; CUL-DE-SAC LOCATION**

#### **ENTRANCE :**

Via UPVC double glazed door.

#### **ENTRANCE HALL :**

Built in storage/coat cupboard. Thermostat. Access to boarded loft housing Worcester Bosch combination boiler.

#### **LOUNGE : 10'11 x 16'9**

UPVC double glazed French doors to rear. Laminate flooring. Radiator. TV & Telephone point. Door to kitchen.



**KITCHEN : 9'1 x 7'9**

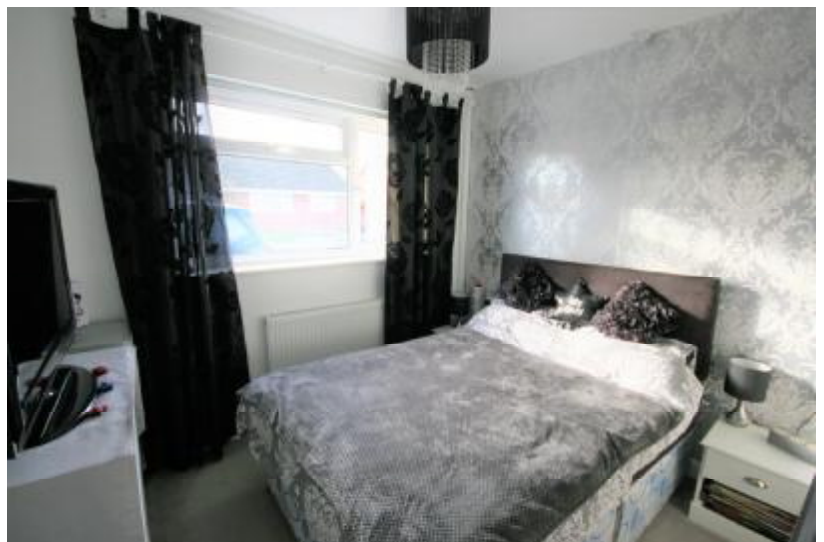
UPVC double glazed door to rear.  
UPVC double glazed window to side and rear. Range of well fitted high gloss wall, drawer, and base units with worktop over. Integrated double oven. Tiled splashback. Stainless steel sink and drainer with chrome mixer tap. Gas hob with extractor over. Plumbing for washing machine. Space for freestanding fridge freezer. Laminate flooring.

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

UPVC double glazed window to front.  
Radiator. Fitted carpet. Range of fitted wardrobes.

**BEDROOM TWO : 9'1 x 8'11**

UPVC double glazed window to front.  
Radiator. Fitted carpet. Built in cupboard/wardrobe.





**BATHROOM :**

UPVC double glazed frosted window to side. Walk in shower enclosure with electric power shower. Low level WC. Wash hand basin. Tiled flooring. Panelled walls.

**EXTERIOR:****FRONT GARDEN:**

Block Pavia driveway with off road parking.

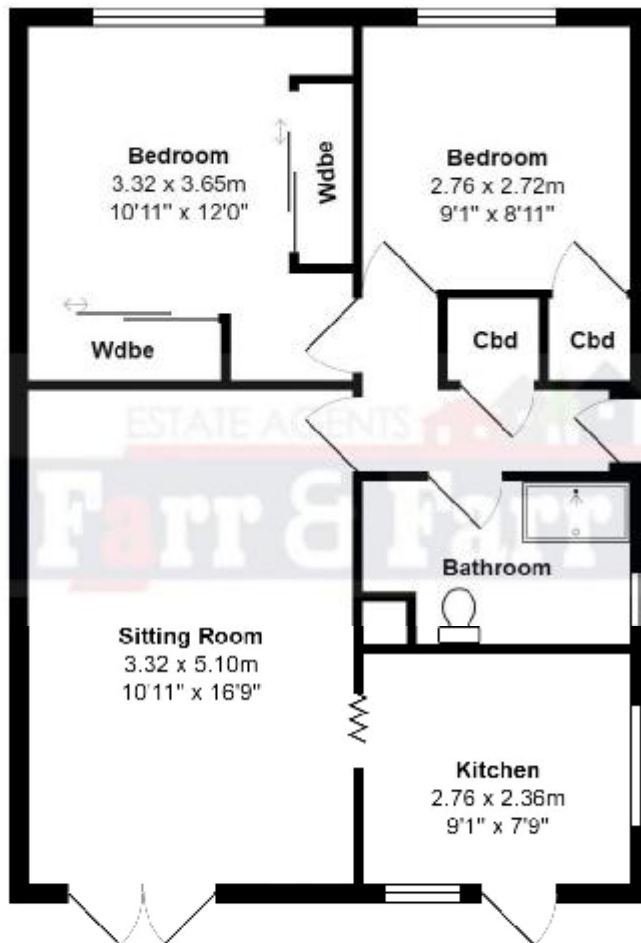
**REAR GARDEN:**

Generous sized rear garden offering a good deal of privacy. Two garden sheds with light and power and greenhouse. Raised beds. Decked areas. Outside tap. Laid to lawn. Enclosed by closed board fencing.



**NOTE:** All measurements are approximate.

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		



**23 Anbrook Cresent, Gloucester. GL3 3HL**

Approx Total Area: 54.6 m<sup>2</sup> ... 587 ft<sup>2</sup>

Drawn by: [www.gloucesterenergysolutions.co.uk](http://www.gloucesterenergysolutions.co.uk).

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

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.