



15 Anbrook Crescent, Hucclecote, Gloucester, GL3 3HL

£285,000



  
**Farr & Farr** Sales Lettings 

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Gloucester, GL3 3HL**

**£285,000**

A GOOD SIZED SEMI DETACHED BUNGALOW  
IN A VERY POPULAR CUL DE SAC IN NEED OF  
SOME UPDATING BUT SET ON A CORNER  
PLOT WITH GOOD SIZED WIDENING  
GARDENS

Anbrook Crescent is a very popular and small  
cul-de-sac situated just off Brookfield Road in  
this highly sought-after and convenient part of  
Hucclecote. Excellent local shopping, doctors  
and transport facilities are all within walking  
distance and access to Gloucester city centre  
is only a short drive.

Number 15 sits on a good sized internal  
corner plot with gardens that widen and are  
very private. Internally the accommodation  
comprises three bedrooms as well as a good  
size sitting room, kitchen and conservatory,  
but is in need of some general updating.

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**ENTRANCE HALL**

Glazed front door and side slips. Shelved store  
cupboard.

**BEDROOM 3** 10' 0" x 8' 0" (3.05m x 2.44m)

Double wardrobe cupboard. Radiator.

**SITTING ROOM** 19' 0" x 10' 5" (5.79m x 3.17m)

Tiled fireplace with fitted gas fire. Large picture window  
to the front. Door to Hall with access to loft with  
retractable ladder.

**KITCHEN** 11' 2" x 8' 6" (3.40m x 2.59m)

Inset single drainer stainless steel sink unit set into  
worktops with cupboards and drawers below. Wall and  
base units. Part walls tiled floor. Built-in oven and gas  
hob with extractor hood. Double glazed door to garden.

**BEDROOM 1** 10' 3" x 10' 8" (3.12m x 3.25m)

Radiator. Two double wardrobe cupboards.

**BEDROOM 2** 11' 3" x 9' 0" (3.43m x 2.74m)

Radiator. Door to:-

**CONSERVATORY** 12' 8" x 8' 2" (3.86m x 2.49m)

Upvc double glazed door to garden.

**BATHROOM**

Panelled bath with Triton shower and tiled splashback.  
Pedestal wash hand basin. Low level WC. Part tiled  
walls. Shaver point. Radiator.

**EXTERIOR**

Front gardens with good area of drive and parking for 3/4  
cars. Lawns and path to front door. Wide side gates with  
double gates and further concealed parking.

Rear gardens of a good size and privately laid  
predominantly to lawns with path. Mature shrubs and  
bushes and concealed area with timber garden shed.

**GARAGE**

Double doors to the front. Door to the side.

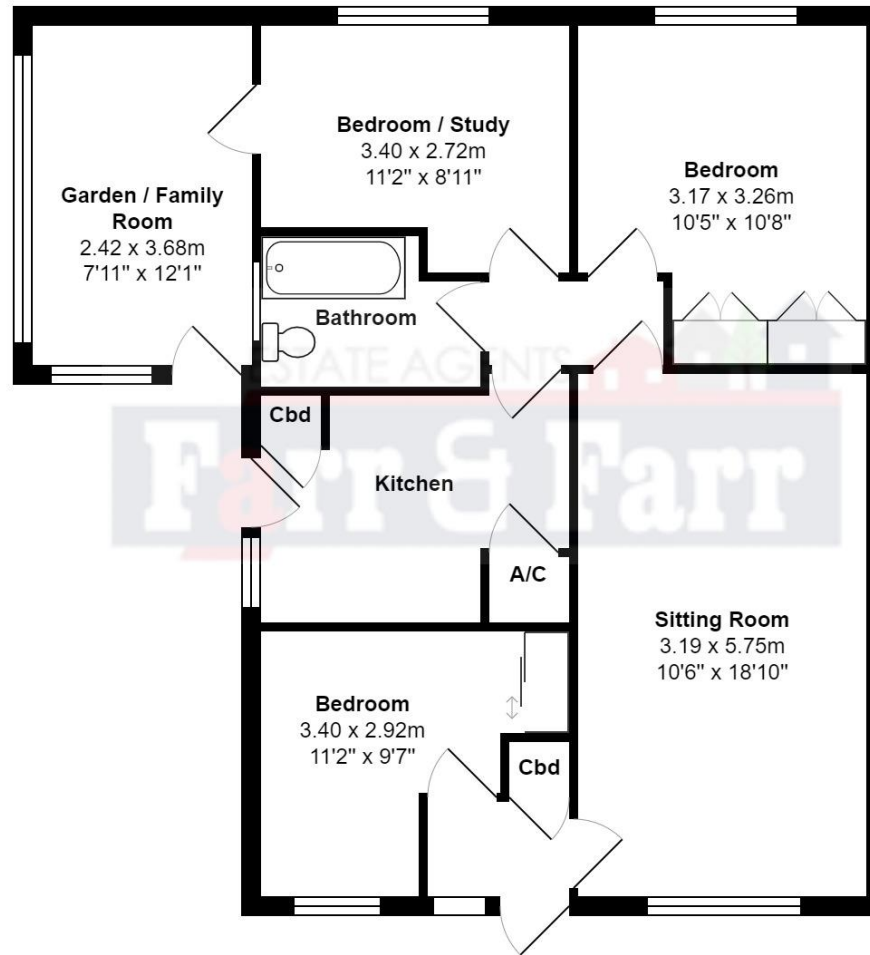
**AGENTS NOTE**

EPC: E

COUNCIL TAX: C

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





These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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