

55 Ann Wicks Road, Gloucester GL2 7HH

£349,950

naylor powell

55 Ann Wicks Road, Gloucester GL2 7HH

• Well-presented semi detached property • Three well proportioned bedrooms • Enclosed private rear garden • Located in the desired village of Frampton-On-Severn • Ease of access to local shop and amenities • Social living room and diner space ideal for hosting • Private driveway parking for three vehicles. • Freehold • Council tax band B (£1869.40) • EPC rating D61

£349,950

Regent House, 1 Bath Road, Stonehouse, GL10 2JD

01453 827640
stonehouse@naylorpowell.com
www.naylorpowell.com

Accommodation

Entering the property through the useful porch area allows you access to the welcoming entrance hall with stairs leading you to the first floor. The spacious living room diner features a log burner and plenty of space for a dining table and chairs. Continuing into the conservatory this offers a light and airy space to enjoy. The kitchen benefits from a range of wall and base units with an integrated eye level double oven and space for a dishwasher and washing machine following on from the kitchen is a utility area providing space for a fridge freezer and access to the handy downstairs WC. The side door also allows direct entrance to the garden.

The first floor landing allows access to all three bedrooms and the family bathroom. Bedroom One is a well-proportioned double bedroom with a large window bringing in plenty of light and space for freestanding furniture. Bedroom Two also provides a spacious double bedroom with further space for wardrobes and other furniture, the window overlooks the rear aspect of the property. Bedroom Three in the property is single bedroom which could also be utilised as a home office or nursery with double aspect windows. The family bathroom comprises of a bath with shower over, a vanity wash hand basin and WC.

Outside

This property boasts a spacious private driveway providing off street parking for three vehicles, from the driveway, there is convenient access to the well maintained rear garden which is mainly laid to lawn with a paved patio area creating a welcoming private outdoor space. The garden also benefits from a well proportioned storage shed with power and lighting.

Location

Frampton-on-Severn is one of Gloucestershire's most picturesque and sought-after villages, renowned for its beautiful village green, strong sense of community and charming rural setting. The village offers an excellent range of everyday amenities, including a village shop with post office, doctors' surgery, primary school and welcoming pub. Residents can enjoy an abundance of scenic countryside walks, with the nearby Gloucester & Sharpness Canal and the River Severn at Arlingham providing idyllic routes for walking, cycling and wildlife watching. The canal is also popular with boating enthusiasts, offering moorings and hosting a variety of community and family events throughout the year. Ideally positioned for commuters, Frampton-on-Severn is located a short drive from Junction 13 of the M5 and the A38, providing convenient access to Gloucester, Cheltenham and Bristol. For those travelling further afield, mainline railway stations at Stonehouse and Stroud offer direct services to London Paddington, while Cam & Dursley station provides regular connections to Bristol, Gloucester and beyond.

Material Information

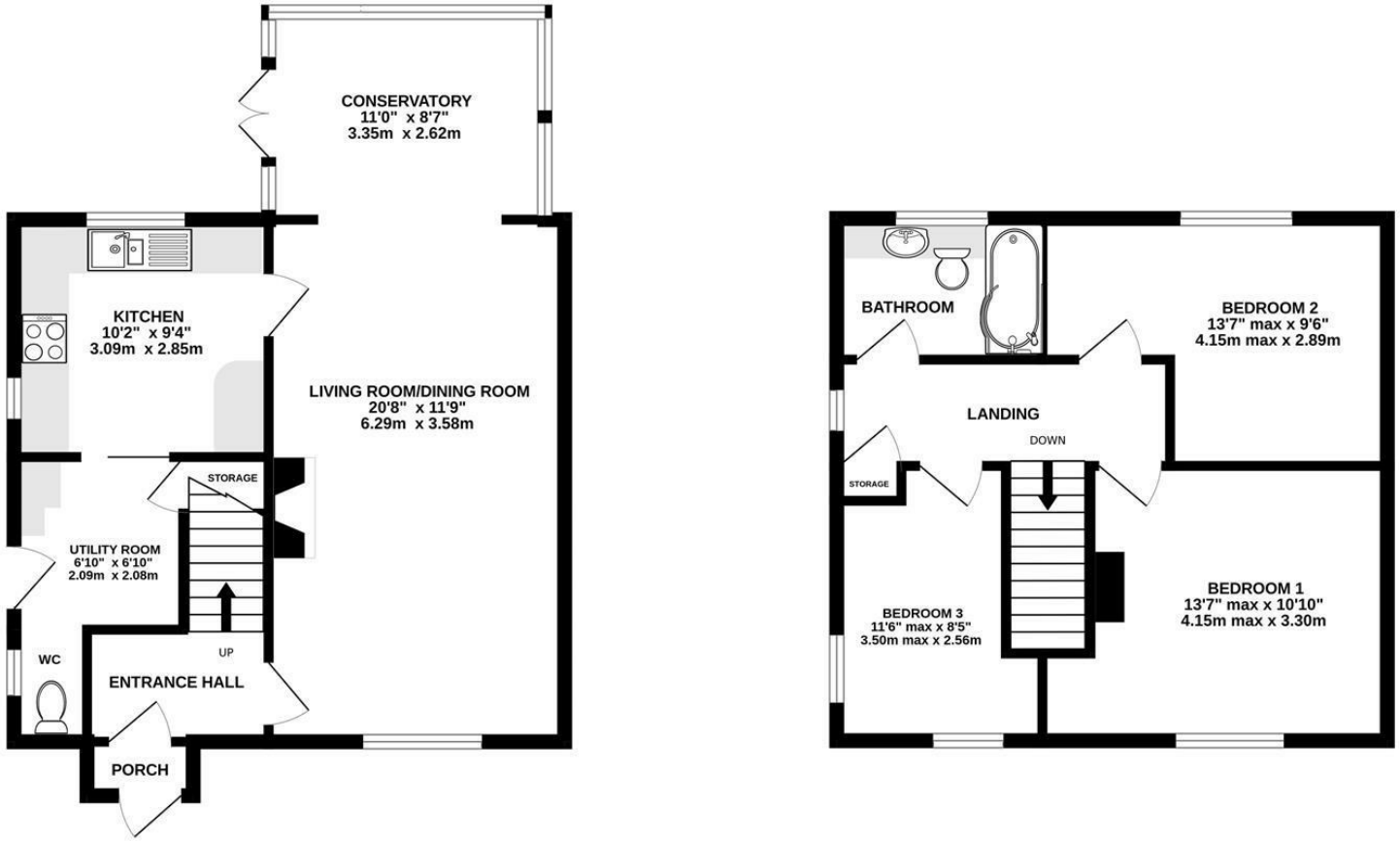
Tenure: Freehold.
Council tax band: B.
Local authority and rates: Stroud District Council - £1,869.40 (2026/27).
Electricity supply: mains.
Water supply: mains.
Sewerage: mains.
Heating: oil fired radiators.
Broadband speed: 17 Mbps (basic) and 53 Mbps (superfast).
Mobile phone coverage: EE, Three, O2 and Vodafone.





GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



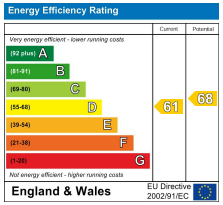
TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

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.
Made with Metropix ©2026

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



naylor powell















