

A two-story brick house with a brown tiled roof and white-framed windows. The house is made of red brick and has a central front door with a small porch. There are three windows on the upper floor and two large windows on the ground floor flanking the door. A small "59" house number is visible above the door. A "Sure" for sale sign is visible on the left side of the house.

59 SWAN ROAD, KINGSHOLM, GLOUCESTER, GL1 3BJ

OFFERS IN EXCESS OF £375,000

FREEHOLD GLOUCESTER CITY COUNCIL C



Offers In Excess Of £375,000

Spacious Period Property in Popular Kingsholm – No Chain

Located in the sought-after Kingsholm area, this substantial double-fronted period home offers impressive space and versatility. Currently arranged as a six-way let, generating £2,600 per calendar month, the property has been thoughtfully upgraded and is very well presented throughout.

Kingsholm – Character, Community & Convenience

Kingsholm is one of Gloucester's most established and characterful neighbourhoods, known for its attractive period properties, tree-lined streets, and strong sense of community. Located just north of the city centre, it offers a perfect blend of residential charm and urban accessibility.

The area is famously home to Kingsholm Stadium, the heart of Gloucester Rugby, which brings a vibrant energy to the neighbourhood on match days and contributes to its proud sporting heritage. Beyond rugby, Kingsholm enjoys excellent local amenities including shops, cafés, pubs, and schools, making it a popular choice for families, professionals, and investors alike.

Properties in Kingsholm range from elegant Victorian and Edwardian homes to more modern developments, many with generous gardens and original features. With easy access to the city centre, train station, and major road links—including the A40 and M5—Kingsholm is both well-connected and highly desirable.

Gloucester City Centre – History Meets Modern Living

Gloucester City Centre is a dynamic hub where rich history and contemporary living converge. At its heart lies the magnificent Gloucester Cathedral, a masterpiece of Gothic architecture and a filming location for productions like Harry Potter. Surrounding the cathedral is a network of historic streets, medieval buildings, and charming alleyways that tell the story of the city's past. The city centre offers a wide range of shopping and leisure options, from high street favourites in King's Walk and Eastgate Shopping Centre, to independent boutiques and eateries in the historic docks area. The regenerated Gloucester Quays is a standout destination, featuring outlet shopping, restaurants, a cinema, and seasonal events that draw visitors year-round.

Cultural attractions include museums, galleries, and regular festivals celebrating food, music, and heritage. With excellent transport links, including Gloucester Railway Station and proximity to the M5, the city centre is ideal for commuters and those seeking a vibrant urban lifestyle.

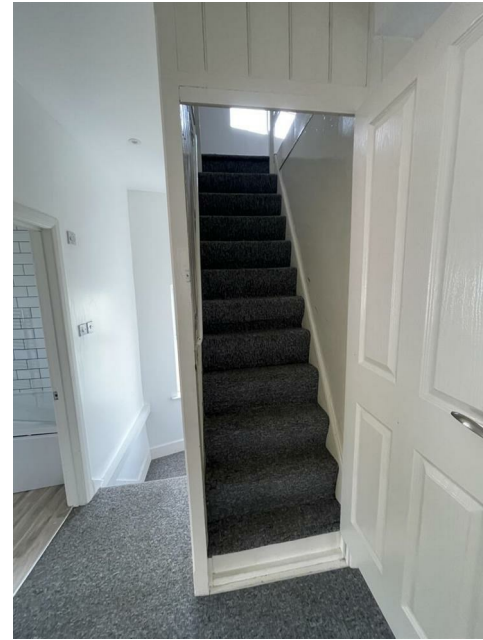
All information subject to legal confirmation

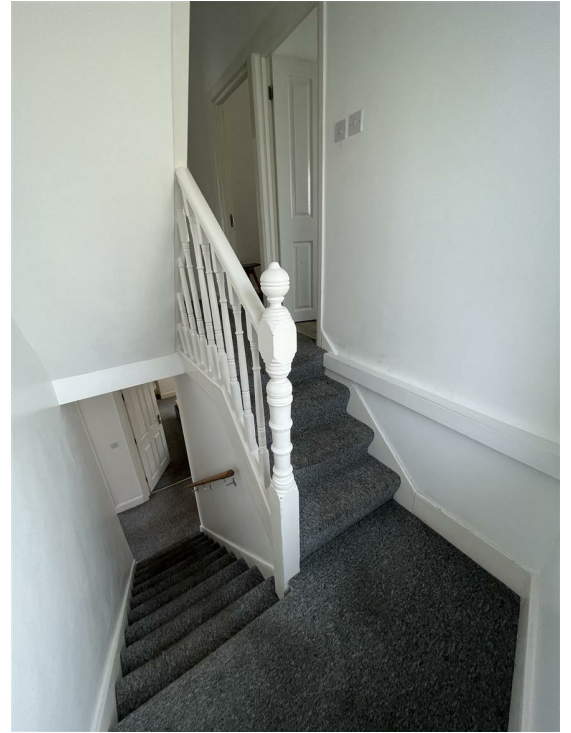
Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

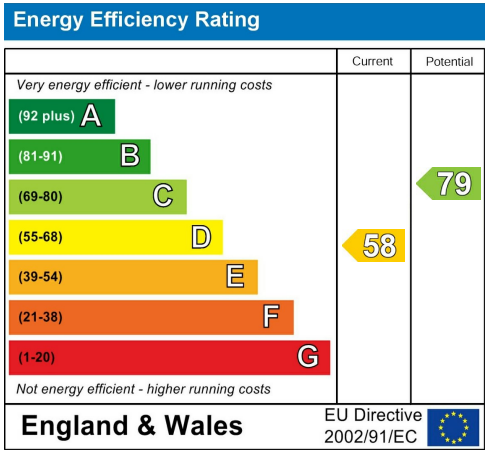
Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum









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