

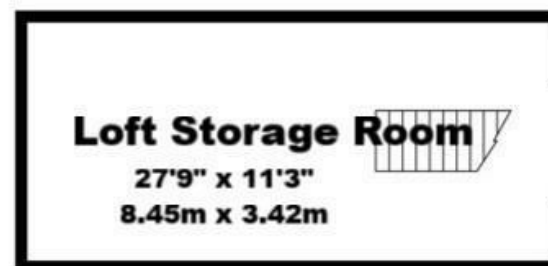
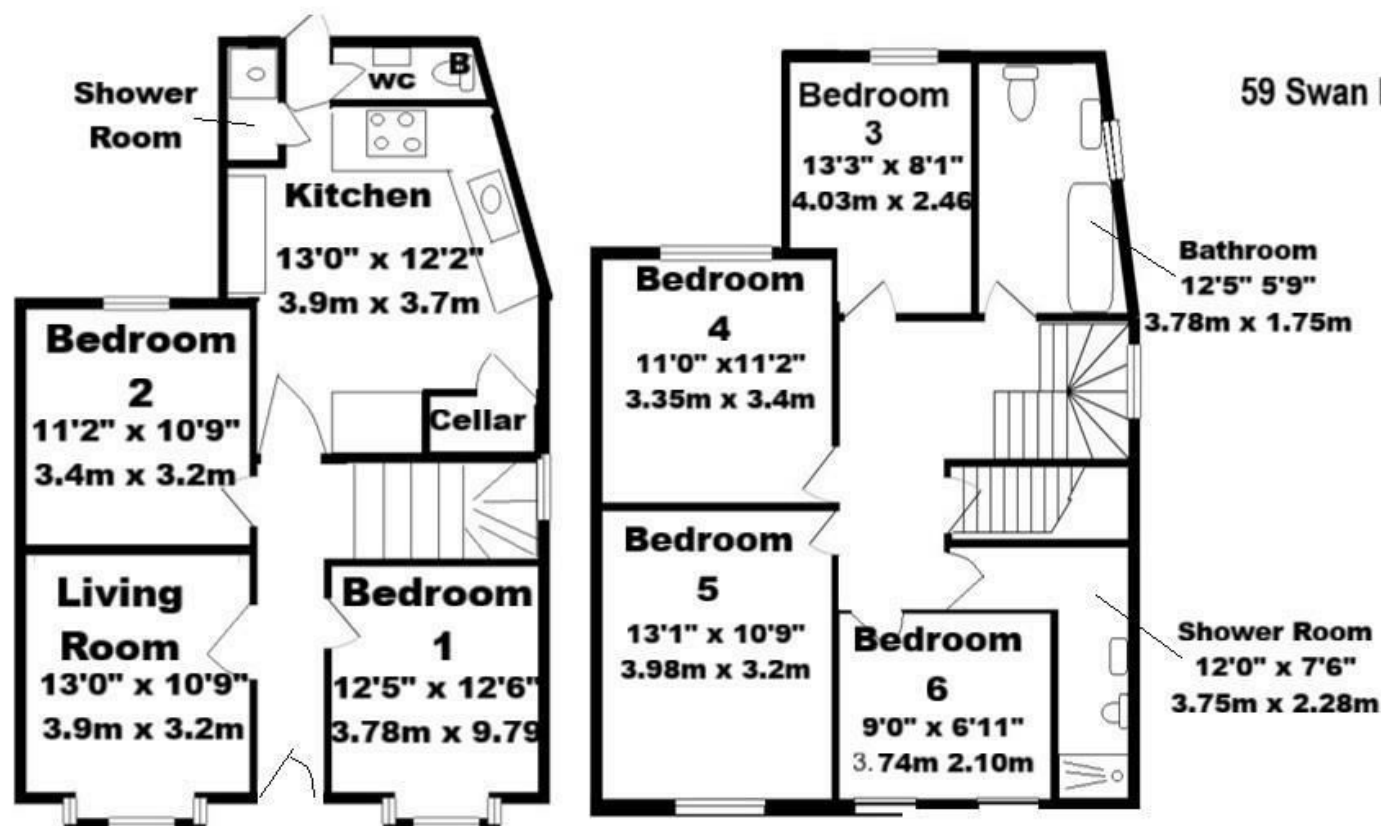
The background image is a photograph of a two-story brick house. The house is made of red brick and has a brown tiled roof. There are three windows on the upper floor and two large windows on the ground floor flanking a central white door. A small '59' house number is visible next to the door. A 'Sure' 'FOR SALE' sign is on the left. The sky is blue with some clouds.

59 SWAN ROAD, KINGSHOLM, GLOUCESTER, GL1 3BJ

OFFERS IN EXCESS OF £350,000

FREEHOLD GLOUCESTER CITY COUNCIL C

59 Swan Road, GL1 3BJ



Floorplan for
guidance only -
not to scale

All measurements
are approximate



Offers In Excess Of £350,000

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 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.

All information subject to legal confirmation

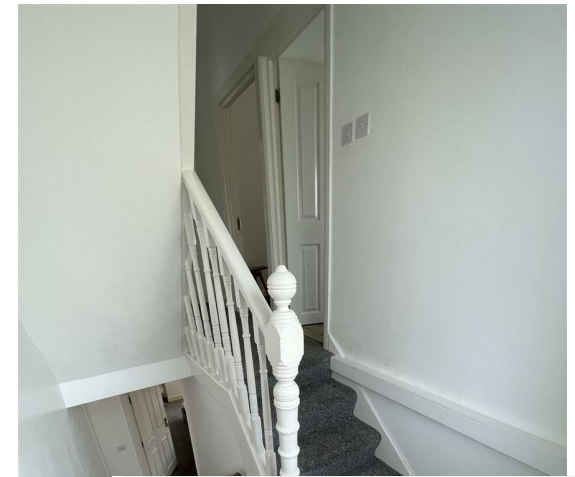
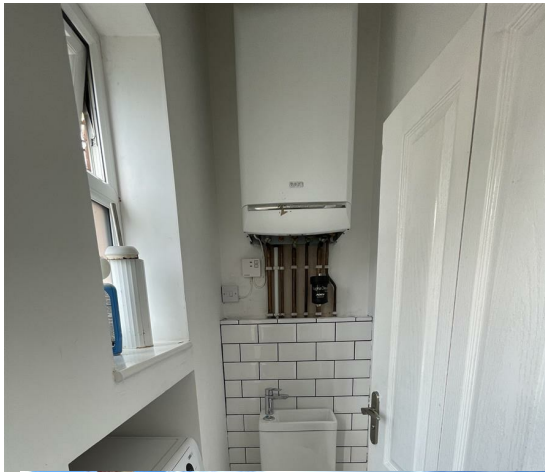
Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

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

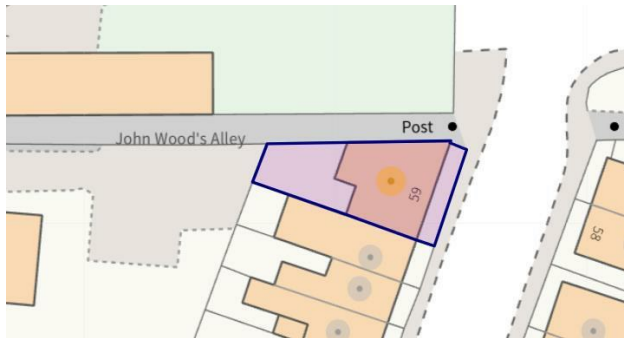


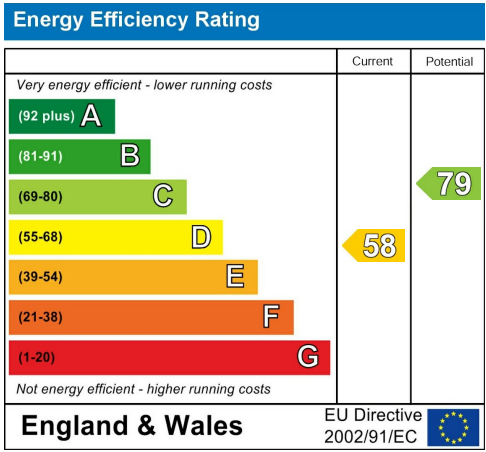




Local Authority		Council Tax	
Gloucester		Band:	C
		Annual Price:	£1,997
Conservation Area		Flood Risk	
No		Very low	
Floor Area		Plot Size	
1,614 ft ² / 150 m ²		0.03 Acres	
Mobile Coverage		Broadband	
EE	●	Basic	15 Mbps
Vodafone	●	Superfast	80 Mbps
Three	●	Ultrafast	1000 Mbps
O2	●		

Satellite / Fibre TV Availability	
BT	✓
Sky	✓
Virgin	✓





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Gloucester City Council COUNCIL
 TAX BAND C

Freehold