



**Highworth Road, Gloucester GL1 4RW**

**£209,500**



## Highworth Road, Gloucester GL1 4RW

• Three bedroom end terraced family home • No onward chain • Spacious & flexible living accommodation • Private & enclosed rear garden • Opportunity to make your own mark • EPC rating D56 • Gloucester City Council Tax Band A- (£1425.38 per annum 2024/2025)

**£209,500**



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

**01452 398010**  
**docks@naylorpowell.com**  
**www.naylorpowell.com**

### Entrance Hallway

Spacious hallway opens through to the living room and provides access to the first floor.

### Living Room/ Dining Room

The light and airy lounge area benefits from an abundance of natural light from the windows to the front and side aspects. The room allows for both lounge and dining areas if required whilst door opens through to the kitchen.

### Kitchen

The kitchen benefits from ample worktop and space for freestanding appliances. Window overlooks the side aspect whilst in-turn providing access to the bathroom.

### Bathroom

Bathroom comprising w.c, wash hand basin and bath with shower attachment over.

### Bedroom One

Double bedroom with window overlooking the front aspect.

### Bedroom Two

Double bedroom with window overlooking the rear aspect.

### Bedroom Three

Bedroom with window overlooking the rear aspect.

### Landing

Spacious landing area provides access to all three bedrooms and to the spacious loft above.

### Outside

To the rear, the property boasts an enclosed rear garden mainly laid to lawn with patio area also. Gated side access

opens to the front of the property where off road parking is located for two vehicles. The garden further benefits from a spacious marley concrete garage.

### Location

A popular location in the historic City of Gloucester, with easy access to the M5, Highworth Road is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the newly developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council Tax Band A- (£1425.38 per annum 2024/2025)

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

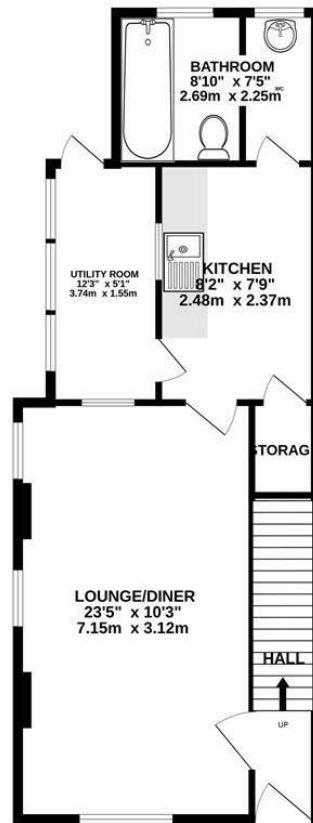
Heating: Gas central heating.

Broadband speed: standard 10 Mbps, superfast 80 Mbps, Ultrafast 1000 Mbps highest available download speed

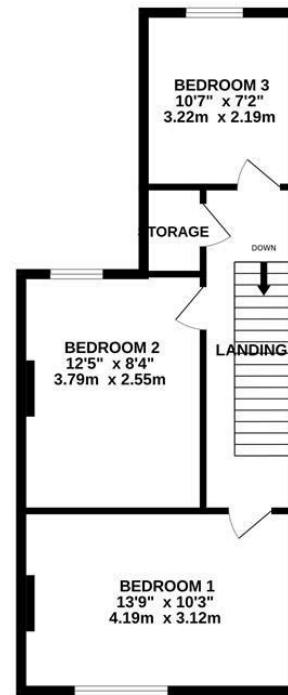
Mobile phone coverage: EE, O2



GROUND FLOOR



1ST FLOOR



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 ©2024.

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.

