



**Estcourt Close, Gloucester GL1 3LP**  
**£399,950**





## Estcourt Close, Gloucester GL1 3LP

• Three bedroom detached property • Situated in the popular development of Estcourt Close • Allocated off road parking and garage • Private and enclosed walled garden • 6 Years remaining on the NHBC • Ensuite to master bedroom • EPC rating B83 • Gloucester City Council - Tax Band D (£2,238.77 per annum) 2025/2026

**£399,950**



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

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**www.naylorpowell.com**

### Hallway

Entrance hall leading to living room, WC, stairs to first floor and kitchen dining room.

### Living Room

Generously sized living room with bay style window to side aspect.

### WC

WC and wash hand basin.

### Kitchen Dining Room

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer, dishwasher, double oven and four ring gas hob with extractor over. Space for dining table and French doors to the back garden.

### Utility Room

Additional storage space alongside plumbing for washing machine, space for tumble dryer and understairs storage cupboard. Door to outside.

### Landing

Provides access to three bedrooms and family bathroom. Airing cupboard and storage cupboard. Window to rear aspect.

### Master Bedroom

Double bedroom with built in wardrobes. Window to side and front aspect.

### Ensuite

Stylish ensuite comprising WC, wash hand basin and shower enclosure. Frosted window to front aspect.

### Second Bedroom

Double bedroom with space to add built in wardrobes, if required. Window to front aspect.

### Third Bedroom

Window to side aspect.

### Family Bathroom

Stylish bathroom with wash hand basin, WC and bath with shower over. Frosted window to rear aspect.

### Garage

Power and lighting. Up and over door granting vehicular access.

### Outside

The property benefits from driveway providing parking for multiple vehicles. Accessed via the side gate, the garden is a combination of artificial grass and patio areas providing a low maintenance outdoor space.

### Location

Built approximately 4 years ago, the modern residential setting of Estcourt Close is located half a mile respectively from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be favoured by a working professional.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band D (£2,238.77 per annum) 2025/2026

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

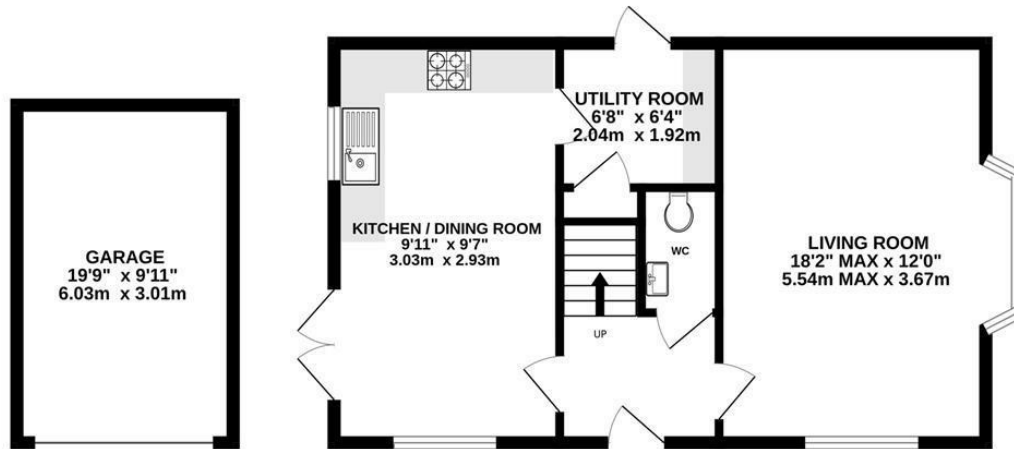
Development charge : £145.28 paid annually to Ground Solutions to cover the upkeep of the green areas.

Broadband speed: Standard 6 Mbps, Ultrafast 1000 Mbps.

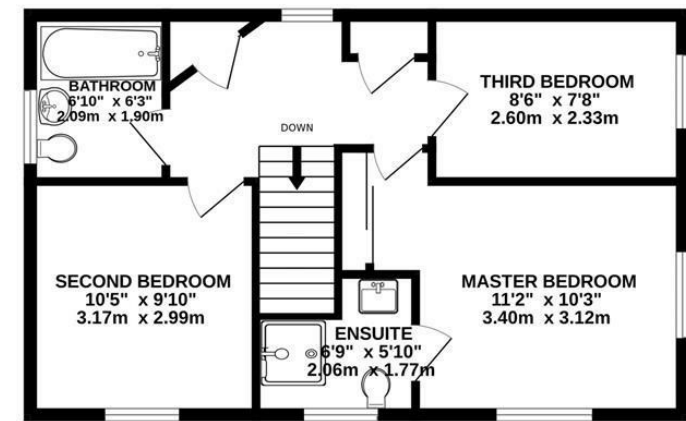
Mobile phone coverage: EE (Likely), 02 (Likely), Three (Likely) and Vodafone (Likely)



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.  
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