Estcourt Road, Gloucester GL1 3LN

£550,000

naylor powell

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• No onward chain • Three double bedroom detached characterful family home • Generous & flexible living accommodation throughout with the potential to extend • Positioned on a large plot providing the potential for a possible building plot • Driveway providing off-road parking for multiple vehicles • Situated on the ever popular Estcourt Road • EPC rating E52 • Gloucester City Council - Tax Band E (£2,869.98 per annum) 2026/2027

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

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Entrance Porch
Spacious porch offers suitable space for shoes, coats and such like whilst providing access to the hallway.

Hallway
Entrance hall provides access to the living room, kitchen and stairwell leading to the first floor of the property.

Living Room
Generous sized living room with suitable space for a dining or study area if required. Two windows overlook the front aspect including a characterful bay window.

Kitchen
Galley style kitchen benefits from ample worktop and storage space including integrated hob and double ovens. Plumbing for an automatic washing machine, tumble dryer and dishwasher is also provided below the counter whilst enough space is offered for a breakfast table if required. Pantry area below the stairwell offers additional storage whilst access is provided to a conservatory to the rear.

Conservatory
Providing further living accommodation, the conservatory offers the flexibility and versatility for many uses whilst overlooking the garden with sliding doors opening to the garden itself. Access is also provided into an internal hallway.

Internal Hallway
The hallway provides access to a shower room and the integral garage. The area offers the potential to be converted into a self contained annexe if required.

Shower Room
White suite shower room comprises w.c, wash hand basin, shower cubicle and window with frosted glass overlooking

the rear aspect.

Integral Garage
Tandem double garage accessed via electric roller door from the front. The space offers the potential to be converted into additional living space whilst above in the rafters further potential to create an additional bedroom is provided subject to relevant planning permissions.

Landing
Large landing area, with window overlooking the rear aspect, provides access to all three bedrooms and family bathroom. Access is also provided to the loft above with the potential to convert and add a staircase into the landing area.

Bedroom One
Double bedroom with built-in wardrobe space and window overlooking the front aspect.

Bedroom Two
Double bedroom with built-in wardrobe space and window overlooking the rear aspect.

Bedroom Three
Double bedroom with built-in wardrobe and vanity shelf and window overlooking the front aspect.

Family Bathroom
White suite bathroom comprises w.c, wash hand basin, walk-in seated bath, heated towel rail and window with frosted glass overlooking the rear aspect.

Outside
Externally the property boasts plenty of land being positioned on a large plot. The rear garden has been landscaped with many trees and hedgerows helping to great plenty or privacy to the area. Two patio areas provide ideal seating areas to enjoy the sunshine throughout the day. Subject to relevant planning permissions, the garden offers scope for a building plot if required to build an additional dwelling. Gated side access leads to the front of the property where an additional lawned area is found with more trees and plantings. The large driveway provides off-road parking for many vehicles with the potential to create further off-road parking if required.

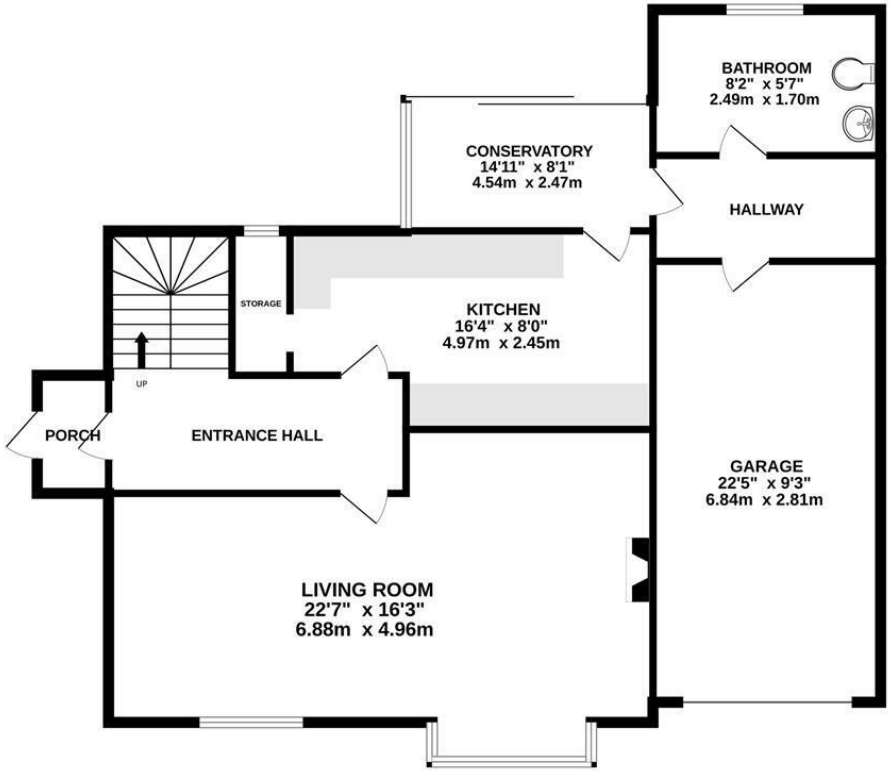
Location
The characterful and favoured residential tree lined setting of Estcourt Road is located half a mile and a mile, respectively, from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at Gloucester Station and accessible routes to both Cheltenham

and Bristol, the property would be favoured by a working professional. The Ofsted Outstanding 'Kingsholm Church of England Primary School' alongside the Premiership Rugby ground which holds various events throughout the year are located nearby.

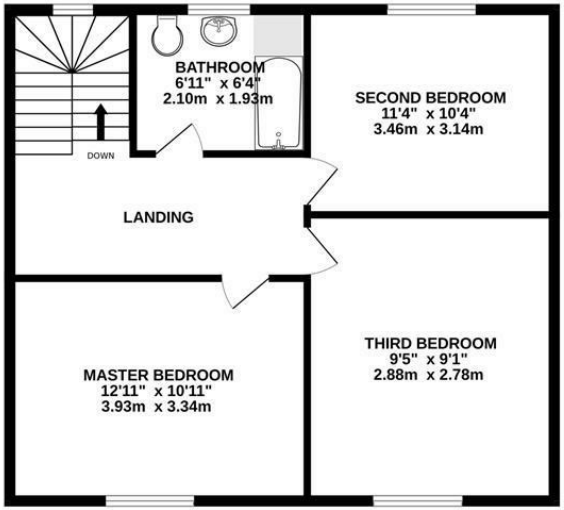
Material Information

Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band E (£2,869.98 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 8 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

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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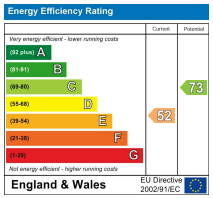

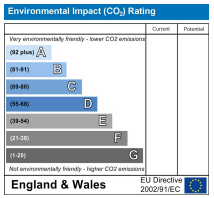

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