



**4 Mary Grove, Gloucester GL2 8NH**  
**£385,000**



## 4 Mary Grove, Gloucester GL2 8NH

• Extremely well presented 3/4 bedroom family home • Versatile accommodation • Village primary school • Off road parking and pleasant garden • EPC (tbc) • Council tax band D - (£2,212.40 per annum 2025/2026)

**£385,000**

### Entrance Hall

Entrance hall to provide access into WC, dining room and living room along with stairs leading up.

### Living Room

Generously sized living room with oak floors throughout, window overlooking the front aspect and a door leading into the kitchen.

### Kitchen / Dining Room

Kitchen to include oak floors throughout and a well appointed kitchen with a range of floor and eye level units along with integrated appliances to include stainless steel sink with drainer, dishwasher, fridge, an oven and an induction hob. Window to rear aspect and French doors leading out

### Family Room / Bedroom

Double doors leading from the hallway with window overlooking the front aspect and French doors leading out to the rear.

### Cloakroom

Cloakroom to include a white suite comprising WC and handwash basin.

### Bedroom One

Double bedroom with window overlooking the front aspect.

### Bedroom Two

Window to rear aspect

### Bedroom Three

Fitted wardrobes and storage, window to front aspect.

### Shower Room

Shower room to include a modern suite comprising WC, handwash basin and a shower enclosure. Frosted window to rear.

### Outside

To the front of the property is a lawned area along with off road parking for two vehicles and a pathway leading to the



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front door and the side gate. The rear garden has a decked area suitable for alfresco dining along with a lawned area and a gravelled area containing mature shrubs and bushes.

### Location

Highnam is a village and civil parish on the outskirts of the city of Gloucester. It is 3 miles northwest of the city on the A40, on its way to Ross, west of Alney Island and Overbridge. The parish includes the villages of Lassington and Over. With a CofE primary school, village hall, day nursery providing child care from 3 months to 5 years, a village shop and a doctors surgery.

Highnam also has an eighteen hole golf course and a large business park just outside the main village. Highnam Woods to the west of the village are managed by the RSPB as a nature reserve, and Lassington Woods are to the east of the village.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band D (£2,212.40 per annum 2025/2026).

Electricity supply: Mains.

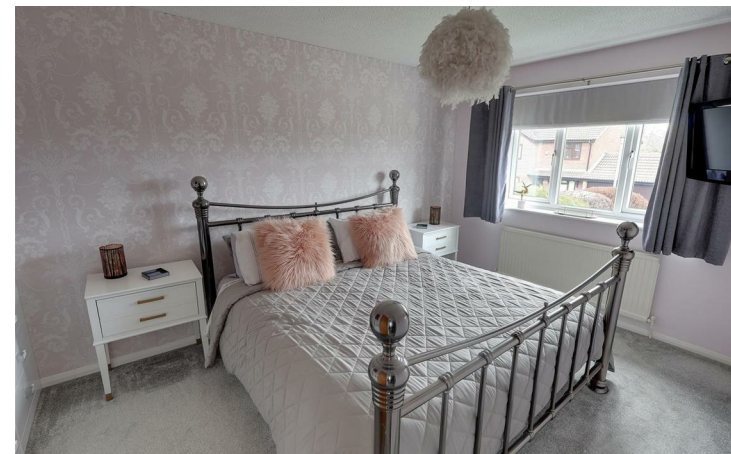
Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

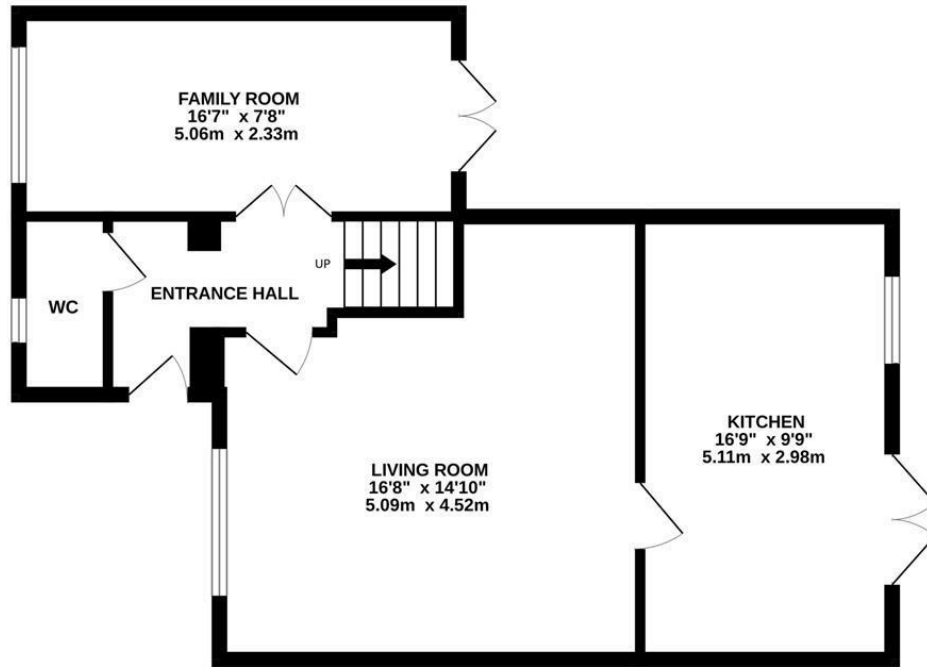
Broadband speed: Basic (ADSL) 20mb, 1000mb Ultrafast (FTTP)

Mobile phone coverage: EE, Vodafone, Three, O2

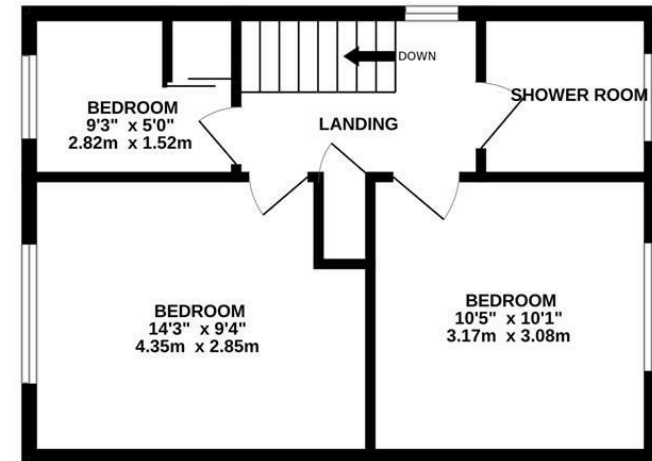




GROUND FLOOR



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.  
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