

TG

SALES & LETTINGS



Estcourt Road, Gloucester
Gloucestershire GL1 3LH

£675,000

- FOUR BEDROOMS
- LARGE LOUNGE
- DINING ROOM
- MODERN KITCHEN
- CLOAKROOM
- GARAGE/WORKSHOP
- BEAUTIFUL GARDENS
- NO ONWARD CHAIN

Situation

Estcourt Road remains one of Gloucester's most desirable residential addresses, offering excellent access to the city centre, railway station, and a selection of highly regarded schools. Both The King's School and Ribston Hall High School are within easy reach, while Gloucester Quays provides an excellent range of shopping, dining, and leisure facilities nearby.

Directions

SATNAV postcode GL1 3LH

Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band F

The Property

TG Sales are delighted to present this impressive 1930s detached family home, situated on the highly sought-after Estcourt Road. Beautifully maintained and thoughtfully extended, this charming four-bedroom residence effortlessly combines characterful period features with spacious, modern family living.

Offering over 2,090 sq. ft. of versatile accommodation and set within mature, established gardens, it is perfectly suited to growing families seeking both space and convenience.

The accommodation begins with a welcoming entrance hall leading to two attractive reception rooms at the front of the property, both enhanced by bay windows and original character features. To the right, the generous living room is filled with natural light and benefits from a feature fireplace and direct access to a bright sunroom, creating an ideal additional sitting area. To the left, a separate dining room provides a versatile space for both formal entertaining and everyday family life. At the heart of the home is a spacious kitchen and dining area overlooking the rear garden, offering an excellent setting for family gatherings and entertaining guests. Further ground-floor accommodation includes a dedicated home office, perfect for remote working, a cloakroom/WC, and access to a substantial garage/workshop.

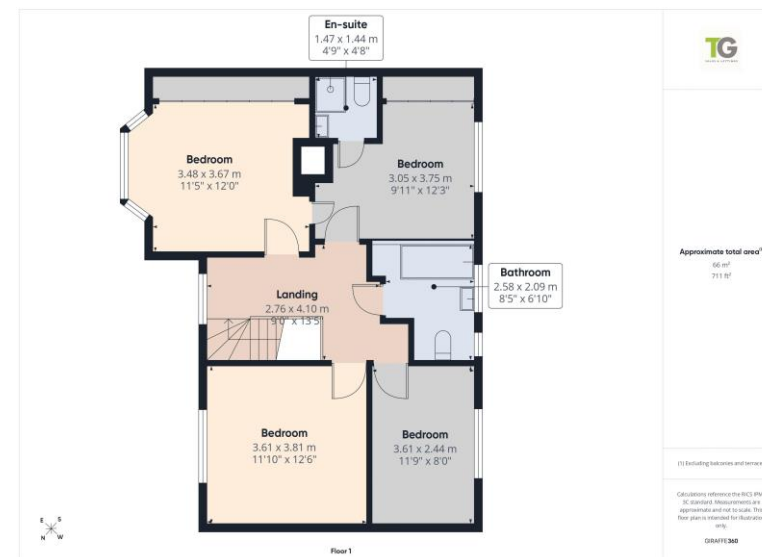
The first floor offers four well-proportioned double bedrooms, including an impressive principal bedroom, along with two modern bathrooms. The stylish family bathroom is fitted with both a bath and a separate shower, catering perfectly to the needs of a busy household.

Externally, the property enjoys a well-maintained front garden and a driveway providing off-road parking for several vehicles. The rear garden is a particular highlight, having been beautifully landscaped to include a generous lawn, mature planting, established flower beds, and a delightful seating area ideal for outdoor dining and relaxation.

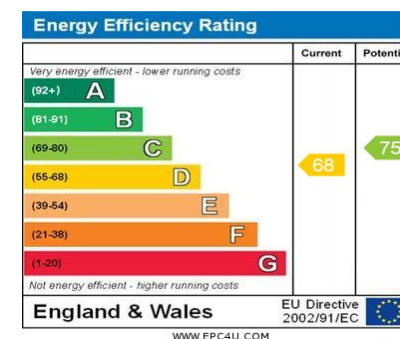
Additional benefits include useful outbuilding storage and convenient side access.

Offered to the market with no onward chain, this represents a rare opportunity to acquire a substantial and beautifully presented family home in one of Gloucester's most sought-after locations.





Head Office
 TG Sales & Lettings
 6 Blacksmith Lane
 Churchdown
 Gloucestershire
 GL3 2EU
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation, lease terms, costs, freehold conditions or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 6 Blacksmith Lane, Gloucester, GL3 2EU.