

21 Cherston Court, Gloucester GL4 3LE

£450,000

naylor powell

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• No onward chain • Three bedroom detached family home • Private and enclosed rear garden • En-suite to Master bedroom • Overlooks Barnwood Arboretum • Utility room and WC with access from both the front and rear of the property • Potential rental income of £1,400 pcm once modernised • Great transport links between Gloucester & Cheltenham • Tax Band D- Gloucester City Council - £2,392 per annum (2026/27) • EPC TBC

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Accommodation

Upon entering the property, you are welcomed by a spacious hallway providing access to all ground-floor accommodation. Conveniently positioned near the entrance, the utility room offers space for a washing machine, a separate WC and a door leading directly to the rear garden. Further along the hallway, the living room features a gas fireplace and large patio doors opening onto the garden, allowing plenty of natural light into the room. Across the hallway, you will find a separate dining room and kitchen, with the kitchen comprising a built-in oven, electric hob, sink and large windows overlooking the quiet cul-de-sac. An excellent under-stairs storage cupboard provides additional practicality, with ample space that has previously accommodated a tumble dryer.

Stairs lead to a bright first-floor landing, enhanced by a large window allowing natural light to flood the space. The master bedroom benefits from fitted wardrobes and an en-suite bathroom, while bedrooms two and three also feature fitted wardrobes and are both generously sized double bedrooms. Completing the first floor is a separate family shower room.

Outside

To the front of the property, there is a spacious driveway providing off-road parking for multiple vehicles, complemented by attractive shrubbery. A side gate provides access to the rear garden, which is generously sized and features extensive patio areas, ideal for outdoor dining and entertaining. The garden is further enhanced by a variety of mature shrubs and flowers, creating an attractive outdoor space. Enjoying a private position with open greenery to the rear and no properties directly behind, the garden offers a peaceful setting with a pleasant sense of privacy and minimal overlooking.

Garage

The garage can be accessed from the front via an up-and-over door, with additional access from the rear garden through a separate door conveniently located beside the utility room. Power and lighting.

Location

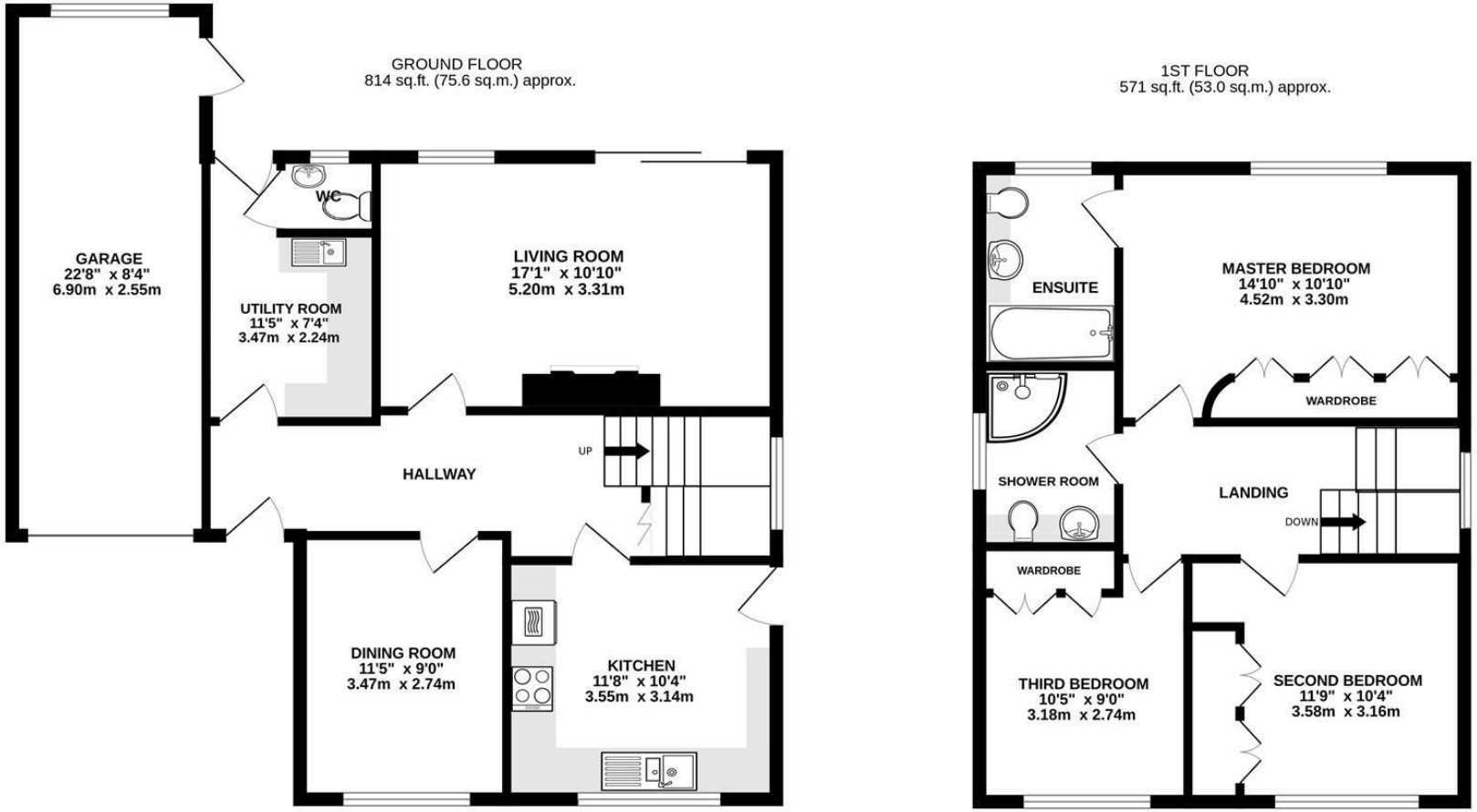
Located within the south-east of the historic Gloucester City Centre, Cherston Court is located in the popular area of Barnwood in a residential cul-de-sac. With various local amenities to include the local Dinglewell Primary School as well as access to a number of secondary and grammar schooling being located within the City. A short distance from access to the M5 provides ideal links to Cheltenham, Cirencester and Bristol whilst a direct line to London Paddington can be located at Gloucester Station. The immediate locality offers various walks and open spaces within arguably one of Gloucester's most desirable established residential areas.

Material information

Tenure: Freehold.
Council Tax band: Tax band D
Local authority and rates: Gloucester City Council - £2,392 per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central heating.
Broadband speed: Standard 16Mbps, Superfast 50Mbps, Ultrafast 1000Mbps
Mobile phone coverage: Virgin Media and Openreach







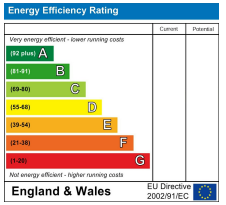
TOTAL FLOOR AREA : 1385 sq.ft. (128.6 sq.m.) approx.

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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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.



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