



**66 Guan Road, Gloucester GL3 4WG**  
**£310,000**



## 66 Guan Road, Gloucester GL3 4WG

• Three bedroom semi-detached family home • Off road parking and garage • immaculately presented throughout • Popular location • En-suite to master bedroom • Downstairs cloakroom • Private and enclosed rear garden • Close to local schools and amenities • EPC B85 • Tewkesbury Borough Council - £2,000.11 per annum (2025/26)

**£310,000**

### Entrance Hall

Stepping into the property you are greeted by a spacious entrance hall which leads to the WC, stairs to first floor and kitchen dining room.

### WC

WC and wash hand basin.

### Kitchen Dining Room

Generously sized kitchen dining room providing a sociable space. The kitchen benefits from ample storage in a range of floor and eye level units accompanied by integrated appliances to include fridge freezer, electric oven and four ring gas hob with extractor over. Window to front aspect and storage cupboard.

### Living Room

The living room is a great size and benefits from ample natural light from the French doors which open to the garden.

### Landing

Provides access to three bedrooms and a family bathroom.

### Master Bedroom

Double bedroom with built in wardrobes. Window to rear aspect overlooking the back garden.

### En-suite

Stylish en-suite with WC, wash hand basin and shower enclosure with tiled surround. Frosted window to side aspect.

### Second Bedroom

Double bedroom with window to the front aspect.

### Third Bedroom

Versatile bedroom currently utilised as a home office by the current owners. Window to front aspect.

### Bathroom

Modern suite benefitting from wash hand basin, WC and bath with shower over. Frosted window to side aspect.

### Outside

Accessed via the side gate, the back garden offers a low maintenance space and has been landscaped by the current owners to be a combination of artificial grass and patio areas.

### Garage

Power and lighting with up and over door providing vehicular access. There is one parking space in front of the garage.

### Location

Situated within the Gloucester suburb of Brockworth approximately 6 miles from the City Centre, with various levels of schooling, local amenities and travel links. Brockworth is conveniently located between Gloucester and Cheltenham and enjoys a range of local amenities within Brockworth business park including; Tesco supermarket, pub, and a variety of other eateries such as Costa, Subway, Greggs, and Dominoes. Junction 11A of the M5 motorway is within easy access as well as Gloucester train station which is situated within 4.9 miles away.

### Material Information

Tenure: Freehold. Garage is leasehold with peppercorn rent.

Council Tax band: Tax band C

Local authority and rates: Tewkesbury Borough Council - £2,000.11 per annum (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas Central heating.

Broadband speed: Standard 3 Mbps, Ultrafast 1000 Mbps.

Mobile phone coverage: Vodafone (Limited), O2 (Limited), EE (Limited) and Three (Limited).



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

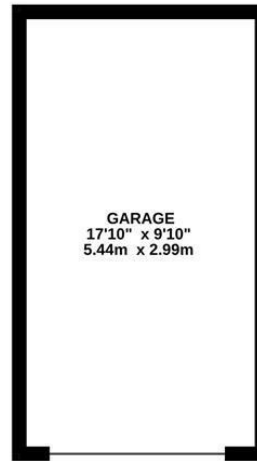
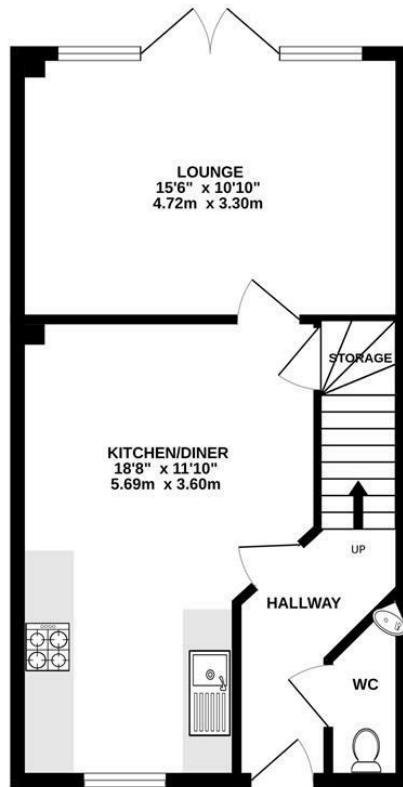
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GROUND FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.5 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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