



67 Haycroft Drive, Gloucester GL4 6XX
£280,000



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• Three bedroom semi-detached family home • Generous & flexible living accommodation throughout • Newly installed electric & heating system • Spacious enclosed rear garden • Driveway for multiple vehicles with EV charger • Potential rental income of £1,350 pcm • EPC rating TBC • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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

£280,000

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Entrance Hallway

Spacious hallway provides access to the living room, kitchen, play room and stairwell leading to the first floor accommodation.

Living Room

Modern living room with window overlooking the rear garden and French doors providing access to the garden itself.

Kitchen

The kitchen benefits from ample worktop and storage space with integrated hob and oven as well as plumbing for an automatic washing machine. Further space for other free standing appliances is provided. Window overlooks the front aspect with serving hatch looking into the living room.

Play Room

Formerly the integral garage, the space has been converted to create an ideal play room which is versatile to be created into a home office, dining room or second living room. Storage space for shoes and coats is provided alongside access to a downstairs w.c.

Downstairs W.C

Modern white suite cloak room, with sensored lighting, comprises w.c and wash hand basin.

Landing

Spacious landing area provides access to all three bedrooms, family bathroom, airing cupboard and to the loft above.

Master Bedroom

Double bedroom with window overlooking the rear aspect.

Bedroom Two

Double bedroom with window overlooking the front aspect and built-in storage space.

Bedroom Three

Bedroom with window overlooking the rear aspect.

Bathroom

White suite bathroom comprises w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the front aspect.

Outside

To the rear, the property benefits from a generous sized garden. Mainly laid to lawn, the garden also provides a patio area and shed ideal for storage. gated side access leads to the front of the property where the driveway is located providing off-road parking for multiple vehicles and EV charging point.

Location

Situated on the outskirts of Gloucester City Centre, the property appeals to a wide range of potential purchasers having access to both primary and secondary education, a range of amenities, bus links alongside being a short distance from the newly developed Gloucester Quays providing various restaurants, bars and twelve screen cinema. The area offers fantastic commuter links to the surrounding areas of Gloucester with convenient access to the M5 motorway. The property is also within close proximity of the ever popular Gloucester Ski & Snowboard Centre.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

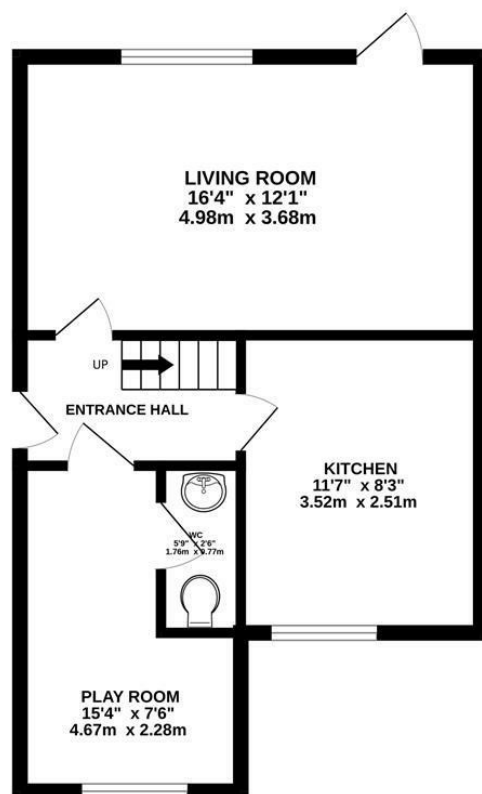
Heating: Gas central heating.

Broadband speed: Basic 1 Mbps, Superfast 42Mbps, Ultrafast 1000 Mbps download speed.

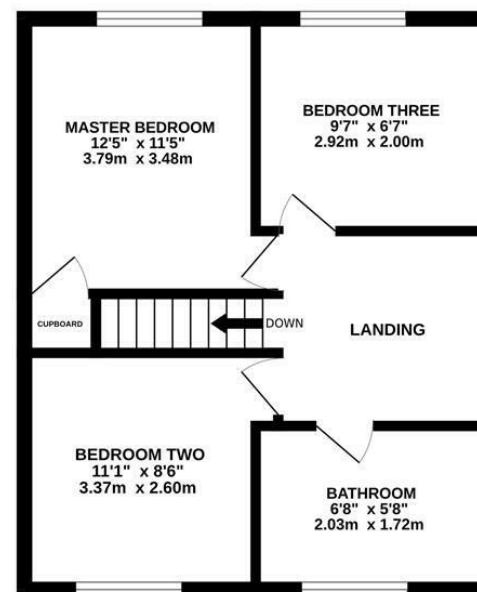
Mobile phone coverage: EE, Three, O2, Vodafone.



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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-65	D		
45-54	E		
35-44	F		
21-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



