


# Brunswick Road, Gloucester GL1 1JJ

**£525,000**

naylor powell

# Brunswick Road, Gloucester GL1 1JJ

• Grade II listed Georgian terraced townhouse • Five double bedrooms with four en-suite shower rooms • Generous & flexible living accommodation spread across three floors • Subtle blend of both modern & original characterful features • Ideal Airbnb or HMO investment opportunity • Secure parking space to the rear • EPC rating D62 • Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027

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

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## £525,000

### Accommodation

Dating back over two hundred years, this beautiful and unique Grade II listed Georgian townhouse has much to desire and to offer prospective buyers with a subtle blend of both modern and original characterful features throughout. The present owners successfully run the property as an Airbnb whilst previously as a successful HMO for University students. The property would also make for a perfect family home within a ideal central location.

The accommodation is spread across three floors with five double bedrooms across the upper two floors, four of which comprise en-suite shower rooms. The ground provides a separate cosy living room to the front aspect and additional white suite bathroom. To the rear, the kitchen provides the perfect space for families or for entertaining guests opening through to a convenient dining area.

### Outside

To the rear, a secure gated car park is found providing parking for several building with an allocated parking space for the property to be created adjacent to the property itself. Setback from the road, stoned paved pathway leads to the property itself with fencing and planting creating a welcoming entrance to the home. Suitable space for an outside seating area has also been created to the front with the potential for another to be created to the rear.

### Location

A short distance from the heart of the historic city centre, Brunswick Road offers a mix of Edwardian and Victorian housing alongside a handful of small independent cafes and bistros. Approximately a quarter of a mile from the ever popular Gloucester Quays outlet and Docklands the area continues to offer a further range of restaurants, cinema and bars whilst the city itself continues to provide various public transport, sporting events at Kingsholm Stadium and easy commuting links to both Birmingham and Bristol.

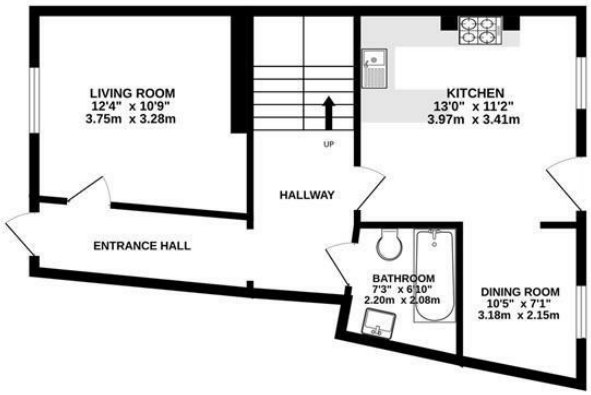
### Material Information

Tenure: Freehold. Grade II listed.
Local Authority and Rates: Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027.
Water supply: Mains.
Sewerage: Mains.
Electricity supply: Mains.
Heating: Gas central heating.
Broadband speed: Basic 15 Mbps, Ultrafast 1000 Mbps Highest available download speed.
Mobile phone coverage: EE, Three, Vodafone, O2.

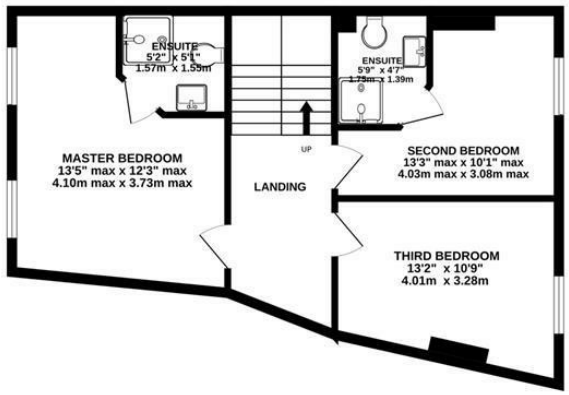




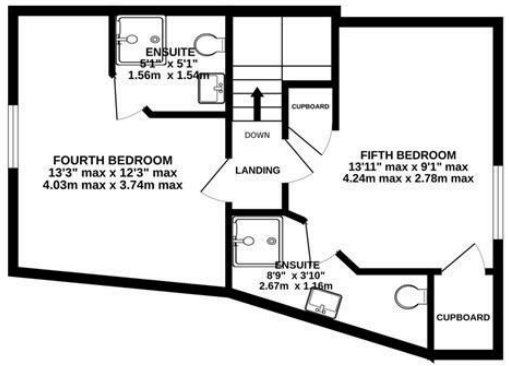

GROUND FLOOR
544 sq.ft. (50.6 sq.m.) approx.




1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.




2ND FLOOR
470 sq.ft. (43.6 sq.m.) approx.




TOTAL FLOOR AREA : 1562 sq.ft. (145.1 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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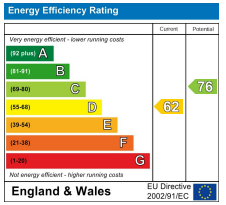
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

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