



**Honyatt Road, Kingsholm GL1 3EB**  
**£320,000**





# Honyatt Road, Kingsholm GL1 3EB

• Three/Four bedroom end of terrace family home • Immaculately presented throughout • Private and enclosed rear garden • Flexible living accommodation • Situated in the popular location of Kingsholm • Walking distance to local amenities • EPC rating E50 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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

**£320,000**

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## Entrance Hallway

Entering the home you are greeted by a generously sized entrance hall which grants access to the living dining room, kitchen and stairs to the first floor.

## Living Room / Dining Room

Spacious living dining room with bay style sash window to the front and door to the rear leading to the back garden. The living room benefits from a feature open fireplace with decorative mantle and hearth.

## Kitchen

Modern styled galley kitchen benefitting from ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven with five ring gas hob and extractor over. Additional space for fridge freezer and plumbing for washing machine and dishwasher. The kitchen further benefits from Belfast sink, breakfast bar and French doors opening onto the patio.

## Master Bedroom

Double bedroom with built-in wardrobes. Two windows to the front aspect bringing in plenty of natural light.

## En-Suite

En-suite shower room comprising WC, wash hand basin and shower enclosure.

## Second Bedroom

Double bedroom with window to the rear aspect overlooking the back garden

## Third Bedroom

Currently utilised as a laundry room, this area offers a versatile space to be used as an additional bedroom. Window to rear aspect.

## Family Bathroom

Stylish white suite comprising WC, wash hand basin and bath with shower over and tiled surround. Frosted window to the rear aspect.

## Attic Room/Additional bedroom

Located on the third floor, this room is utilised by the current owner as an additional bedroom but would lend itself to being a home study, playroom or such like. Window to side aspect and storage located in the eaves.

## Outside

To the front, there is on street permit parking which can be purchased from the council website. The back garden is well maintained and offers a combination of lawned and patio areas accompanied by a pergola providing a perfect area for alfresco dining in the summer months.

## Location

The characterful and favoured residential setting of Kingsholm is located approximately half a mile and mile respectively from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be favoured by a working professional. Whilst the heart of the suburb provides the home to the Ofsted Outstanding 'Kingsholm Church of England Primary School' alongside the Premiership Rugby ground which holds various events throughout the year.

## 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.

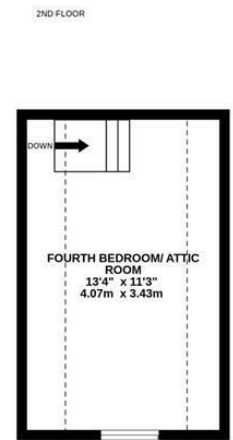
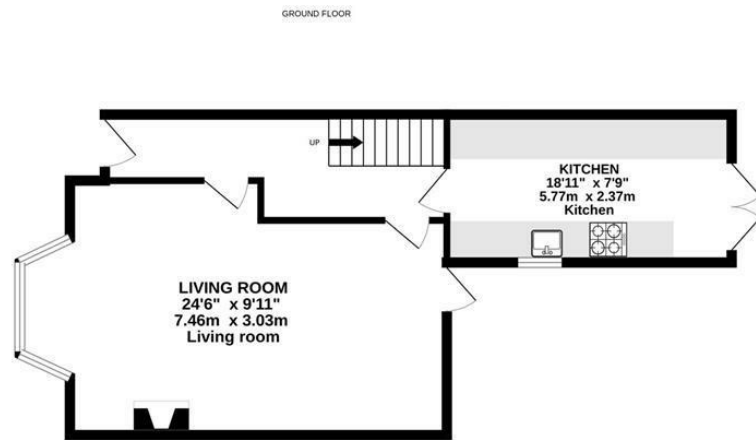
Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 7 Mbps, Superfast 79 Mbps, Ultrafast 1000 Mbps download speed.

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





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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