



Eastfield Mews, Gloucester GL4 6UA

£210,000



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• Two double bedroom end terraced property • No onward chain • Well presented throughout • Separate kitchen & living room • Private & enclosed rear garden with gated side access • Allocated parking space • Potential rental income of £1,000 pcm • EPC rating TBC • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027



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

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Entrance Hallway

Hallway provides access to the living room, kitchen, downstairs w.c and to a built-in storage cupboard.

Kitchen

Ample worktop and storage space is provided alongside integrated gas hob and electric oven with plumbing for an automatic washing machine below. Window overlooks the front aspect.

Downstairs W.C

White suite cloakroom comprises w.c, wash hand basin and window with frosted glass overlooking the front aspect.

Living Room

The spacious living room allows for suitable space for a dining area if required. French doors allow an abundance of natural light into the room whilst providing access to the rear garden. The room also benefits from a built-in storage cupboard located beneath the stairwell.

Landing

Access is provided to both bedrooms, bathroom and to the loft above.

Bedroom One

Double bedroom with window overlooking the front aspect.

Bedroom Two

Double bedroom with built-in wardrobe and 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 side aspect.

Outside

To the rear, the property benefits from a private low maintenance rear garden enclosed with fenced borders. Decking area allows for a suitable space for seating before leading onto an astro turfed area. Gated side access leads to the front of the property with an allocated parking space found opposite the property itself.

Location

Situated between Stroud Road and Finlay Road at the base of Robinswood Hill, the sought after location is ideal for working professionals and those looking for a quieter paced lifestyle, having various transport links to both Cheltenham and Bristol in addition to a direct link to London Paddington from the Gloucester train station. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral and various listed buildings alongside the premiership Kingsholm rugby ground. Robinswood Hill Country Park is half a mile from the property and open countryside is a mile away.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027.

Electricity supply: Mains.

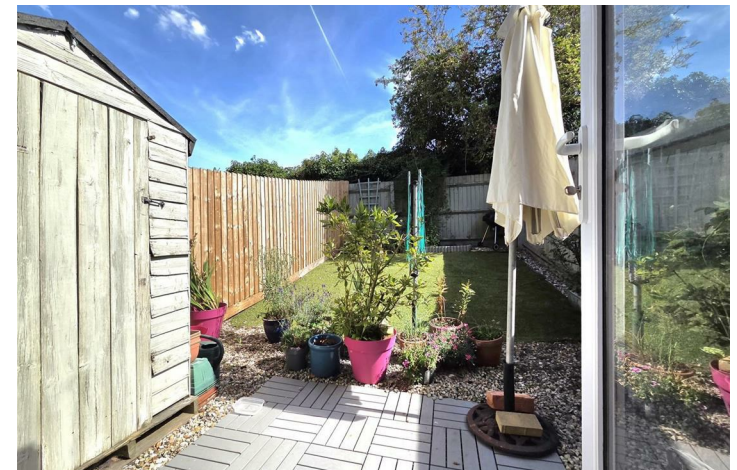
Water supply: Mains.

Sewerage: Mains.

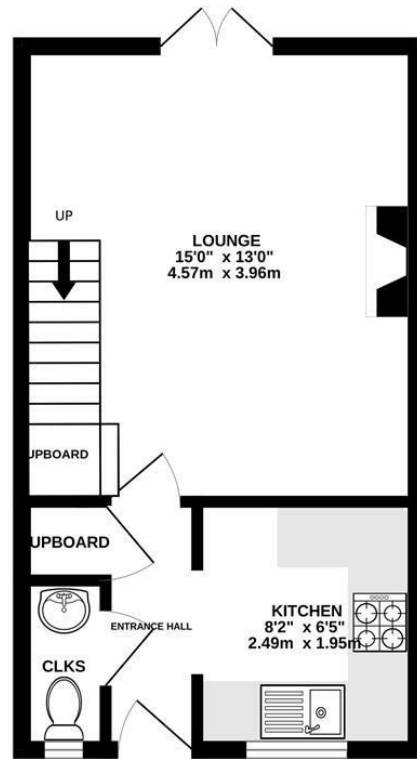
Heating: Gas central heating.

Broadband speed: Basic 4 Mbps, Superfast 30 Mbps, Ultrafast 5500 Mbps download speed.

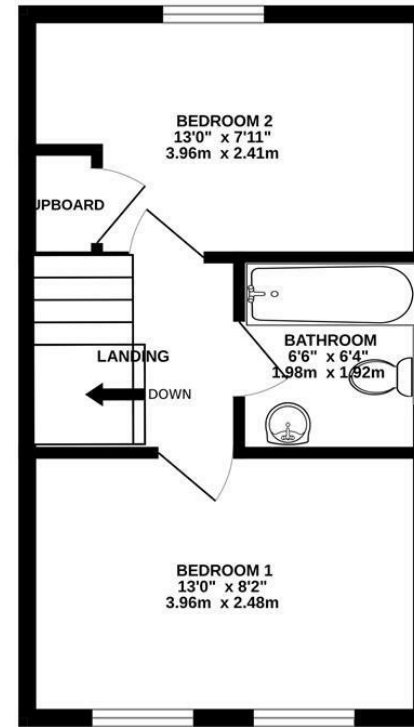
Mobile phone coverage: EE, Three, O2, Vodafone.



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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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.

