



Estcourt Road, Gloucester GL1 3LX

£450,000



Estcourt Road, Gloucester GL1 3LX

- No onward chain
- Three bedroom detached family home
- Potential to update and improve throughout
- Situated on the highly sought after Estcourt Road
- Exceptionally sized garden measuring approximately 150 ft in length
- Ample off-road parking, detached garage and versatile outbuilding
- EPC rating E39
- Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026.

£450,000



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

01452 398010
docks@naylorpowell.com
www.naylorpowell.com

Entrance Hall

Stepping into the property, the spacious hallway provides access to the living room, kitchen and dining room. Stairs provide access to the first floor with understairs storage below.

Living Room

Spacious living room with character features to include picture rails, high ceilings and bay style window to the front aspect. Feature fireplace which has been capped by the current owner.

Dining Room

Character features continue into this versatile space. French door to conservatory which are not used by the current owner.

Conservatory

Benefiting from ample natural light and enviable views across the back garden. French doors to outside.

Kitchen

Ample storage in a range of floor and eye level units accompanied by space for fridge, freezer and oven. Window to side aspect. Side door to outside which is not used by the current owner.

Shower Room

Tiled shower room comprising W.C, wash hand basin and shower enclosure.

Landing

Provides access to three bedrooms. Window to side aspect.

Master Bedroom

Spacious double bedroom with bay style window to the front aspect overlooking the front garden.

Second Bedroom

Double bedroom with character fireplace. Window to rear aspect overlooking the back garden.



Third Bedroom

Window to front aspect overlooking the front garden.

Bathroom

White suite comprising wash hand basin, W.C and bath with shower over and tiled surround.

Outside

To the front, the property benefits from a driveway with gated access alongside a variety of plants and shrubbery. Accessed via the side gate, the back garden is an enviable size stretching approximately 150ft and consists of a combination of lawned and patio areas and is accompanied by a variety of trees, shrubbery and a pond.

Garage and Outbuilding

Detached garage with double doors providing vehicular access. The outbuilding provides a versatile space.

Location

The characterful and favoured residential tree lined setting of Estcourt Road is located half a mile and a mile, respectively, from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located a t Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be

favoured by a working professional. The Ofsted Outstanding 'Kingsholm Church of England Primary School' alongside the Premiership Rugby ground which holds various events throughout the year are located nearby.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

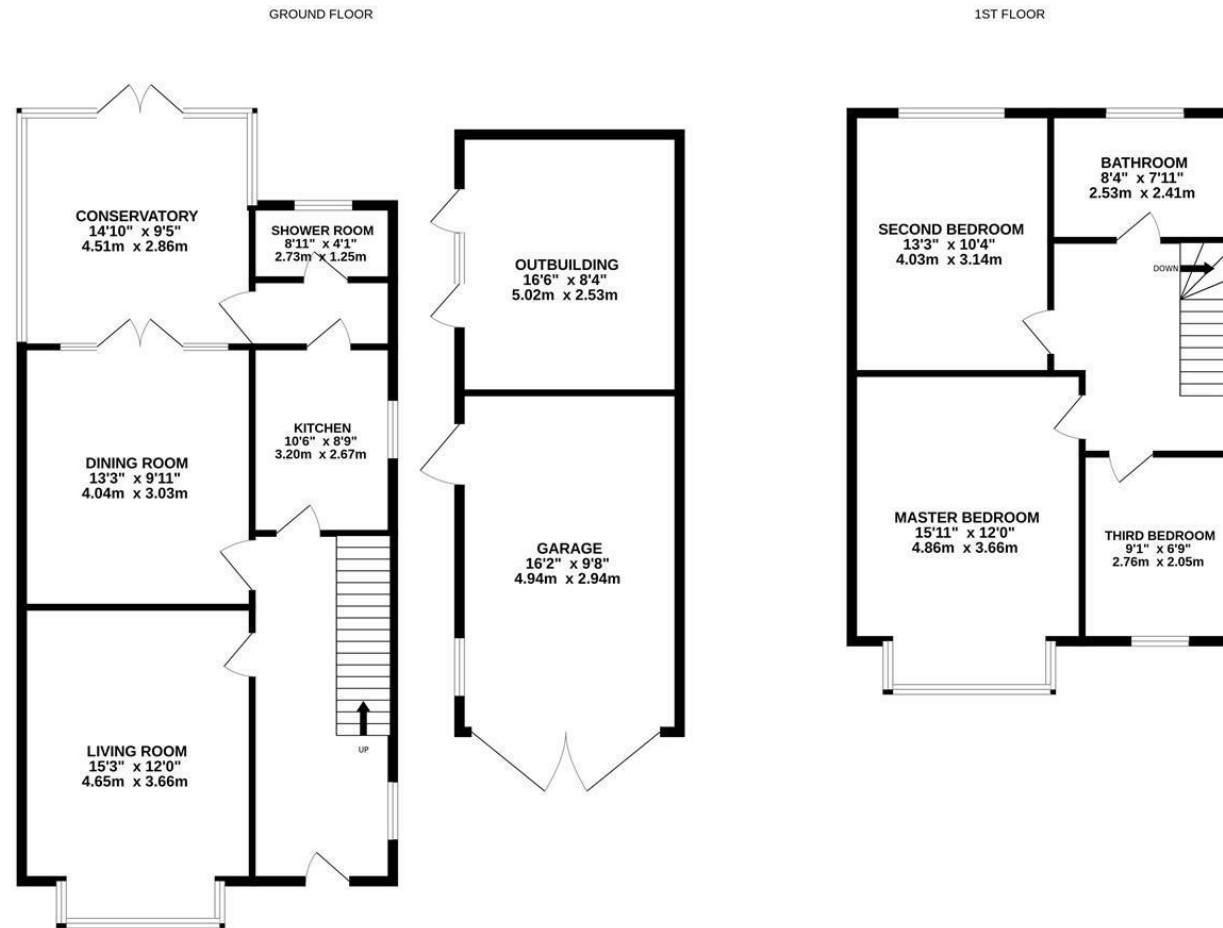
Heating: Partially electric heating

Broadband speed: Basic 8 Mbps, Ultrafast 1000 Mbps download speed.

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







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.
Made with Metropix ©2025

Unit C Barge Arm East, Gloucester Docks, GL1 2DQ | Tel: 01452 398010 | Email: docks@naylorpowell.com | www.naylorpowell.com

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

