



**Chillingworth Mews, Gloucester GL1 1HH**  
**£210,000**





# Chillingworth Mews, Gloucester GL1 1HH

• Two bedroom end of terrace property • Driveway providing parking for two vehicles • Popular central location • Enclosed rear garden with gated side access • Potential rental income of £950 pcm • Ideal for both first time buyers and investors • Walking distance to local amenities • EPC rating C71 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.



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

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www.naylorpowell.com

**£210,000**

## Living Room

Spacious living room with understairs storage cupboard and window to front aspect.

## Hallway

Hallway provides access to the living room, kitchen, W.C and stairs to the first floor.

## W.C

Comprising W.C and wash hand basin.

## Kitchen

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven and four ring electric hob with extractor over. Additional space for fridge freezer and plumbing for washing machine. Door to outside patio.

## Master bedroom

Double bedroom with built-in wardrobes and window to the rear aspect overlooking the back garden.

## Second Bedroom

Double bedroom with window to the front aspect.

## Bathroom

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

## Outside

To the side of the property is a driveway which provides off road parking. Accessed via the side gate, the back garden is low maintenance and benefits from being a combination of patio and artificial grassed areas.

## Location

A short distance from the developed and thriving Gloucester Docks area and the historic Gloucester Park, Parliament Street provides the convenience of the local facilities whilst benefiting from a quieter inner city location. A number of independent shops and boutiques, in addition to High Street chains can be located within heart of the City Centre alongside the famous Kingsholm stadium, good transportation links via the bus and rail service in addition to the Gloucester Royal Hospital.

## Material Information

Tenure: Freehold.

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

Electricity supply: Mains

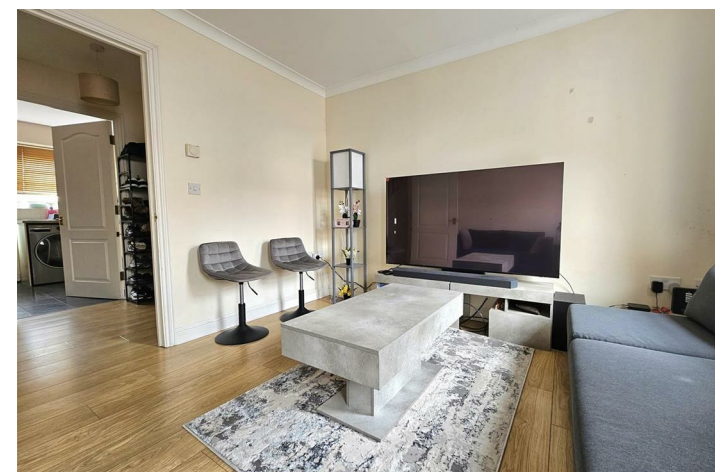
Heating: Gas Central Heating

Water supply: Mains

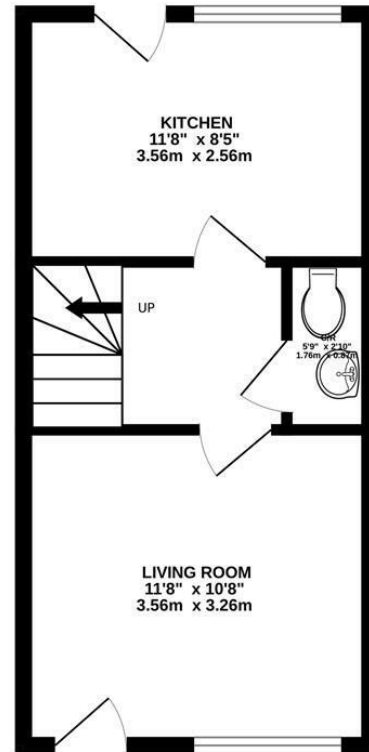
Sewerage: Mains

Broadband speed: Standard 17 Mbps, Superfast 80 Mbps - Highest available download speed.

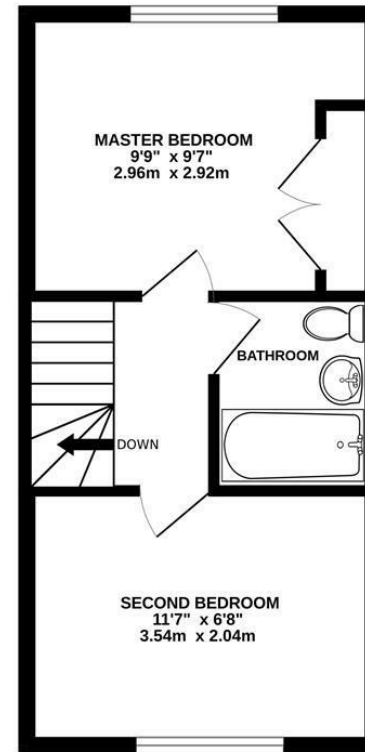
Mobile phone coverage: EE, Vodafone, Three, O2.



GROUND FLOOR



FIRST 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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