



**Chillingworth Mews, Gloucester GL1 1HH**  
**£235,000**



## Chillingworth Mews, Gloucester GL1 1HH

• No onward chain • Three bedroom terraced house • Separate kitchen & living room • Enclosed low maintenance rear garden • Off-road parking for two vehicles • Potential rental income £1,200 pcm • EPC rating C70 • 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

**£235,000**

### Entrance Hallway

Hallway provides access to the living room, kitchen, downstairs w.c and stairs leading to the first floor.

### Living Room

Light and airy living room with window overlooking the front aspect and French doors providing access to the rear garden. Access is also provided to a built-in storage located beneath the stairwell.

### Kitchen

The kitchen benefits from ample worktop and storage space with integrated gas hob and electric as well as plumbing for an automatic washing machine. Convenient space for a dining table is also offered. Windows overlook the front and rear aspects.

### Downstairs W.C

White suite cloakroom comprises w.c and wash hand basin.

### Landing

Spacious landing, with window to the rear aspect, provides access to all three bedrooms, bathroom and to the loft above which is fully boarded and benefits from power and lighting.

### Bedroom One

Double bedroom with windows overlooking the front and rear aspects and access to a built-in wardrobe.

### Bedroom Two

Double bedroom with windows overlooking the front and rear aspects.

### Bedroom Three

Bedroom with window overlooking the front aspect.

### Bathroom

White suite bathroom comprises w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the front aspect.

### Outside

To the rear, the property boasts a generously sized low maintenance rear garden enclosed with fenced and walled borders and gated side access. To the side of the property, two allocated parking spaces are provided.

### 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

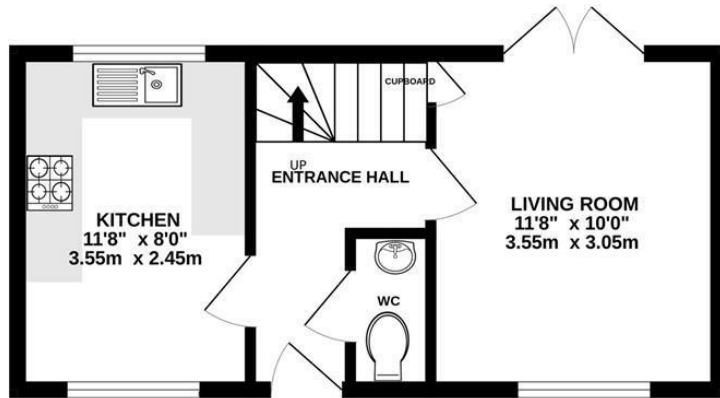
Sewerage: Mains

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

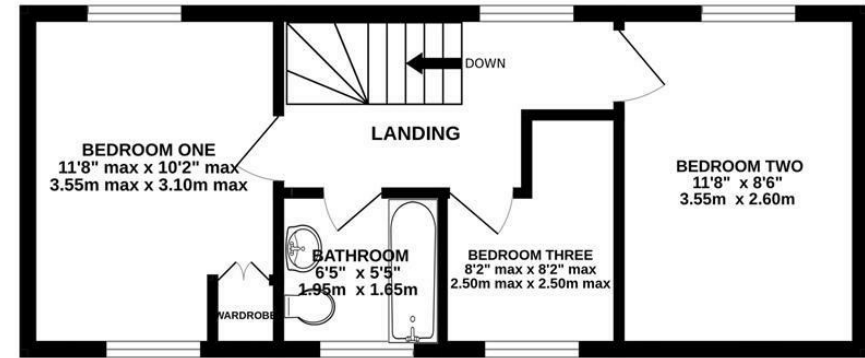
Mobile phone coverage: EE, Vodafone, Three, O2.



GROUND FLOOR



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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