



**45 Estcourt Road, Gloucester GL1 3LU**  
**£475,000**





# 45 Estcourt Road, Gloucester GL1 3LU

- Four/Five bedrooms • Extended and updated by current owners • Open plan kitchen/dining/family room • Loft conversion • Ground floor bedroom/study • Large garden extending to approximately 0.15 of an acre • Close to local amenities and good grammar schools • Wood burning stove • Gloucester City Council; Tax Band D - £2138.06 (2024/2025) • EPC Rating TBC

£475,000



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

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### Porch

Door to;

### Entrance Hall

Karndean parquet flooring, radiator, stairs to the first floor, doors to all ground floor accommodation.

### Study/Bedroom Five

Window to front elevation, radiator, Velux window, built-in double wardrobe.

### Living Room

Bay window to front elevation, plantation shutters, radiator, stripped floorboards.

### Open Plan Kitchen/Dining/Family Room

#### Kitchen

Karndean parquet flooring, a range of matching base and wall units with work surface over, inset a 1 1/2 bowl sink, a breakfast bar, space for washing machine, American style fridge freezer, and Rangemaster double oven and hob, integrated cooker hood. Window to rear elevation, atrium roof, and two designer radiators.

#### Dining Room

Karndean parquet flooring, roof lantern, designer radiator, and bi-fold doors to the rear elevation leading out into the garden.

#### Family Room

Karndean parquet flooring, inset wood burning stove with oak beam over, designer radiator.

#### Cloakroom/Utility

WC, wash hand basin, plumbing for washing machine, wall mounted boiler.

#### First Floor Landing

Stairs to the second floor, doors to first-floor bedrooms, bathroom, and WC. Window to side elevation.

#### Bedroom One

Bay window to front elevation, plantation shutters, radiator, double mirrored wardrobes.

#### Bedroom Two

Bay window to rear elevation, radiator.

#### Bedroom Four

Window to front elevation, radiator.

#### Bathroom

Panelled bath with show over, wash hand basin, window to rear elevation, fully tiled walls, radiator.

#### WC

WC, window to rear elevation.

#### Second Floor

##### Bedroom Three

Velux window to rear elevation, access to eaves storage.

#### Outside

To the front of the property, there is a block paved and gravelled driveway with off-road parking for several vehicles along with side access to the rear garden. The large rear garden is mainly laid to lawn with a raised deck seating area, further patio area, summer house, shed and brick-built storage. There is an abundance of mature plants and trees including apple and acer.

#### Location

The characterful and favoured residential setting of Kingsholm 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 at 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.

Council Tax Band: Tax Band D

Local Authority and Rates: Gloucester City Council; £2138.06 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

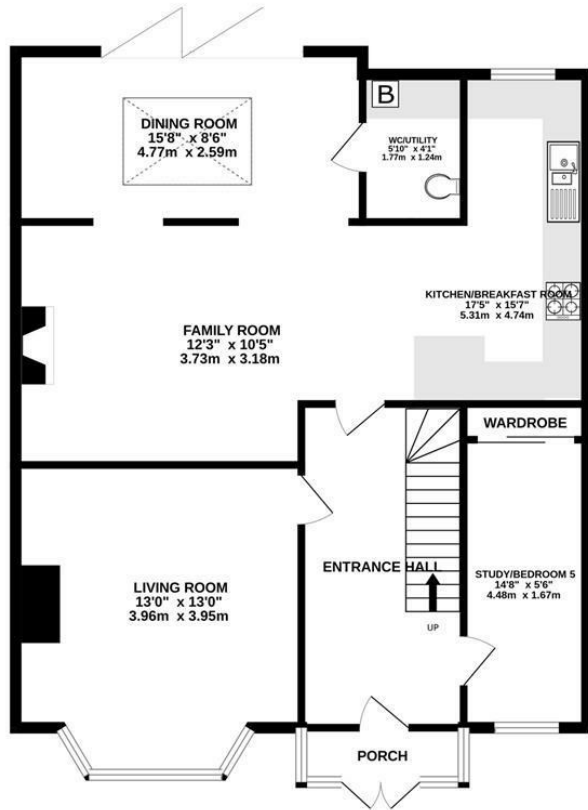
Heating: Gas

Broadband speed: Standard 6 Mbps, Ultrafast 1000 Mbps.

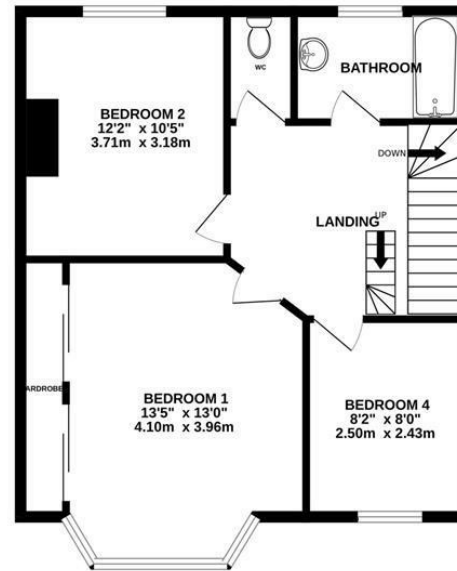
Mobile phone coverage: EE (Likely), 02 (Likely), Three (Likely) and Vodafone (Likely)



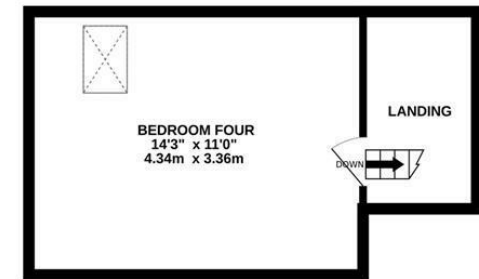
GROUND FLOOR  
1022 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



2ND FLOOR  
288 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1913 sq.ft. (177.8 sq.m.) approx.

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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus) A			
81-91 B			
69-80 C			
55-65 D			
39-54 E			
21-38 F			
1-10 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	





