



**Brunswick Square, Brunswick Square GL1 1UG**  
**Offers Over £480,000**





# Brunswick Square, Brunswick Square GL1 1UG

- Grade II listed spacious Georgian terrace
- Versatile accommodation and bedroom space set over five levels
- Characterful Georgian charm at its finest
- Orangery style breakfast room with feature ceiling lantern
- Immaculately presented landscaped walled garden
- Situated within the private setting of Brunswick Square
- Allocated off road parking for a single vehicle
- EPC rating D62
- Gloucester City Council - Tax Band D (£2,138.06 per annum)



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## Offers Over £480,000

### Accommodation

Demanding attention upon first approach, the substantial and historic home is accessed via traditional Georgian steps to the front navy entrance door with traditional transom arch window which overlooks the leafy central lawned square. Oozing character throughout with various features, to include ceiling rose, coving and cornices, Georgian banister in addition to the traditional sash windows allowing for extensive light to flood the property throughout all floors, whilst welcoming potential purchasers in generous entrance hall which immediately leads through to the first of the versatile reception spaces.

The rear of the property offers the open kitchen area with base and wall mounted units which in turn open to the orangery style extension with feature ceiling lantern and brick wall which in turn offers access to the utility area, cloakroom and French doors leading out to the privately positioned courtyard.

The property continues to provide a feature versatile reception space to the lower ground floor, with direct access out to the front courtyard providing an enjoyable garden room or area which can be utilised as a study space, home gym or den. The property is completed with four generous sized bedrooms across the second and third floors whilst the fourth floor offers a master suite with Jack & Jill en-suite bathroom and walk in wardrobe whilst the family bathroom is located to the first floor.

### Outside

Immaculately landscaped, the well proportioned walled garden offers both lawned and patio areas with mature planting which creates a screen for a fully private and tranquil outside space. The base of the garden opens to a covered carport with electric up and over garage door which in turn can be accessed from the Old Tram Rd providing allocated off-road parking for a single vehicle. The generous space is completed with storage shed which is located to the rear of the carport area. The property further benefits from direct private gated access into the central gardens of Brunswick Square which is solely offered to the residents of the square itself.

### Location

A hidden gem, the leafy and private location of Brunswick Square offers characterful Georgian architecture throughout whilst overlooking the only remaining period Georgian garden within the city centre. Approximately quarter of a mile from the historic city centre Gloucester offers various amenities, shopping and transport facilities throughout whilst The Gloucester Quays development, a short walking distance from the square, offers a range of restaurants, cinema and bars only half a mile. With various schooling at all levels, both comprehensive and secondary, alongside access to the open green space of the square itself and the Gloucester city park the property is sure to be favoured by families and those looking for a quieter pace of life within a conveniently central location.

### Material Information

Tenure: Freehold. Grade II listed.

Local Authority and Rates: Gloucester City Council - Tax Band D (£2,138.06 per annum).

Electricity supply: Mains.

Water supply: Mains.

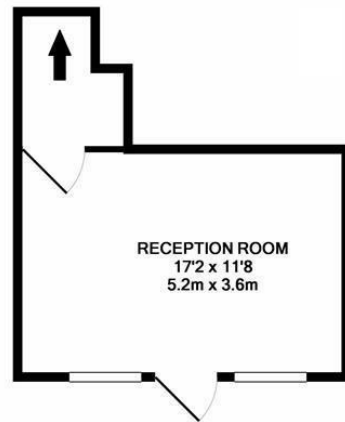
Sewerage: Mains.

Heating: Gas central heating.

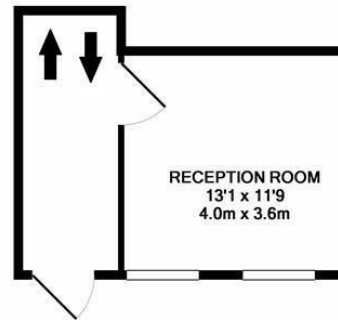
Broadband speed: Standard 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, Three, O2, Vodafone

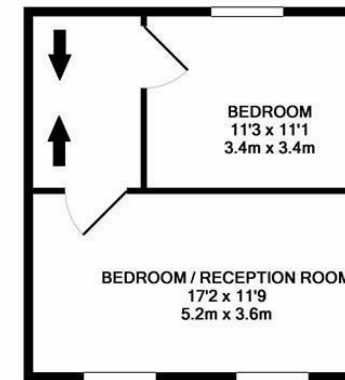




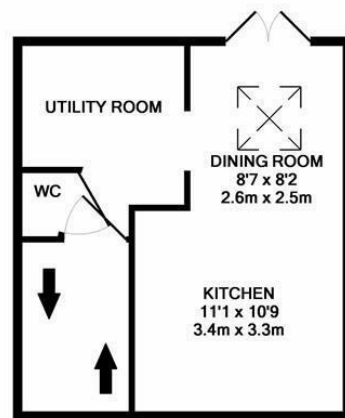
BASEMENT LEVEL



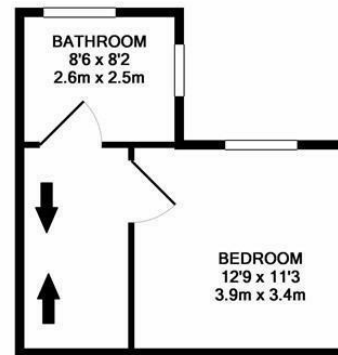
RAISED GROUND FLOOR



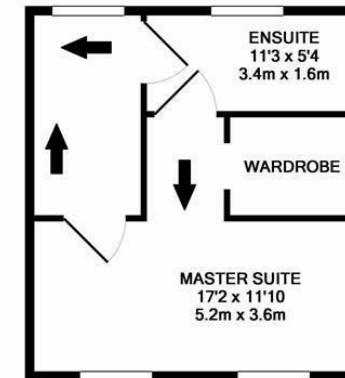
2ND FLOOR



LOWER GROUND FLOOR



1ST FLOOR



3RD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

