



19 Pincoate, Gloucester GL2 8NE
Guide Price £425,000



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• Four bedroom family home • Four bedrooms with an en-suite to the master • Lovely countryside views to the rear • Popular village location with primary school • Private rear garden with patio area and pergola • Freehold • EPC B81 • Tewkesbury Borough Council - Tax Band E (£2,580.50 per annum 2024/2025).



1 High Street, Newent, GL18 1AN

01531 828970

newent@naylorpowell.com

www.naylorpowell.com

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Entrance hall

The entrance hall has stairs leading up to first floor. Window to side elevation.

Living room

A generous living room featuring French doors leading out to patio area suitable for alfresco dining. Window to front elevation.

Kitchen / dining room

Open plan kitchen diner. The kitchen to include ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven and four ring gas hob with extractor over. Windows to rear elevation. Door to utility.

Utility

Partitioned off rear of garage. Additional storage in floor and wall units with worktops. Sink unit. Plumbing for washing machine and space for tumble dryer. Door leading to side elevation.

WC

WC and wash hand basin. Frosted window to front elevation.

Master bedroom

Double bedroom with built in wardrobes. Window to front elevation and door leading into en-suite.

En-suite shower room

White suite comprising wash hand basin, WC and shower enclosure with direct feed shower.

Second bedroom

Double bedroom with built in storage. Window to rear elevation with view to surrounding farmland.

Third bedroom

Double bedroom with built in storage. Window to front elevation.

Fourth bedroom

Window to rear elevation with views over garden and farmland beyond.

Family bathroom

White suite comprising wash hand basin, WC and bath with direct feed shower over.

Garage

Storage area via up and over door. Rear of garage partitioned off into utility area.

Outside

To the front of the property is a block paved driveway with parking for 2/3 vehicles. The front garden is mainly laid to lawn with some mature shrubs at the front door. Gated side access leads around to the rear garden which has paved patio areas, expanse of lawn, a variety of mature shrubs bushes and borders, garden shed and is enclosed by fencing surround.

Location

Highnam is a village and civil parish on the outskirts of the city of Gloucester. It is 3 miles northwest of the city on the A40, on its way to Ross, west of Alney Island and Overbridge. The parish includes the villages of Lassington and Over. With a CofE primary school, village hall, day nursery providing child care from 3 months to 5 years, a village shop and a doctors surgery.

Highnam also has an eighteen hole golf course and a large business park just outside the main village. Highnam Woods to the west of the village are managed by the RSPB as a nature reserve, and Lassington Woods are to the east of the village.

Material information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band E (£2,580.50 per annum 2024/2025).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

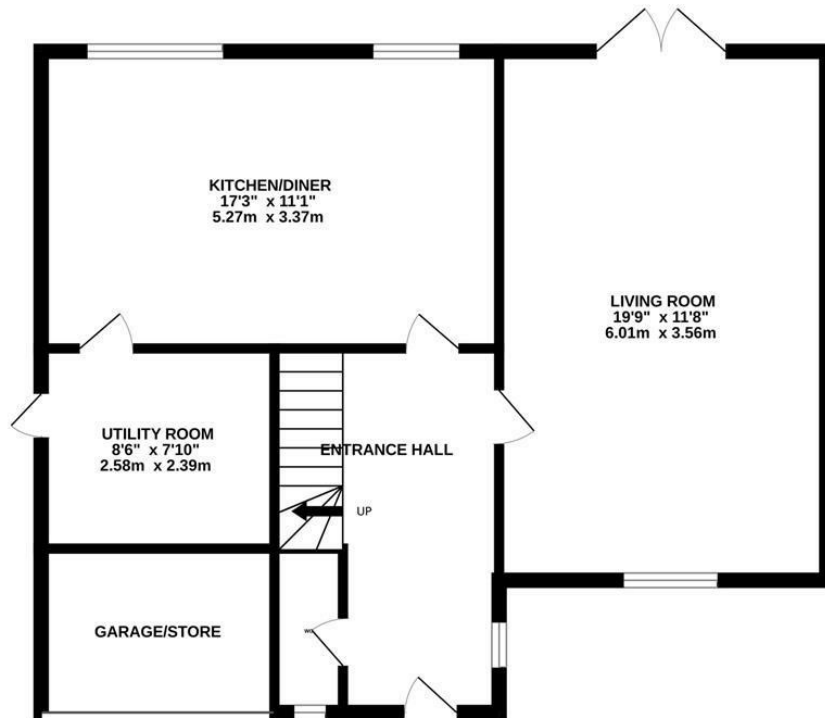
Solar panels: The panels are part of the government's Free Solar scheme fitted in 2014. Provide free energy when generating.

Broadband speed: standard 3 Mbps, superfast 70 Mbps, highest available download speed

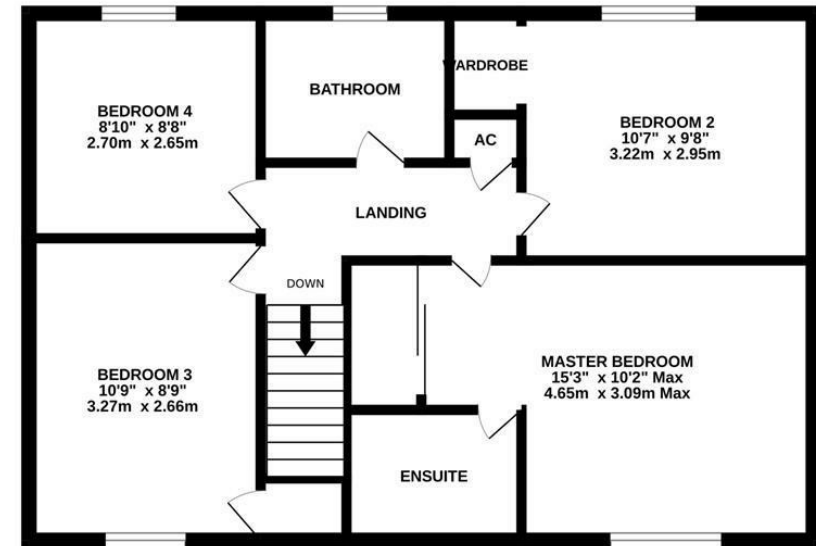
Mobile phone coverage: EE, Vodafone, Three, O2



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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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.

