



## 3 Honyatt Road, Gloucester, GL1 3EB

Offers Over £260,000

Nestled on the charming Honyatt Road in the desirable area of Kingsholm, this delightful semi-detached house offers a perfect blend of period character and modern living. With its Victorian-era architecture, the property exudes charm and elegance, making it an inviting home for families and professionals alike.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. These well-presented areas are filled with natural light, creating a warm and welcoming atmosphere. The house boasts three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. The well-appointed bathroom is conveniently located to serve the needs of the household.

One of the standout features of this property is the garage, complemented by a driveway that provides parking for one vehicle, a rare find in such a sought-after location.

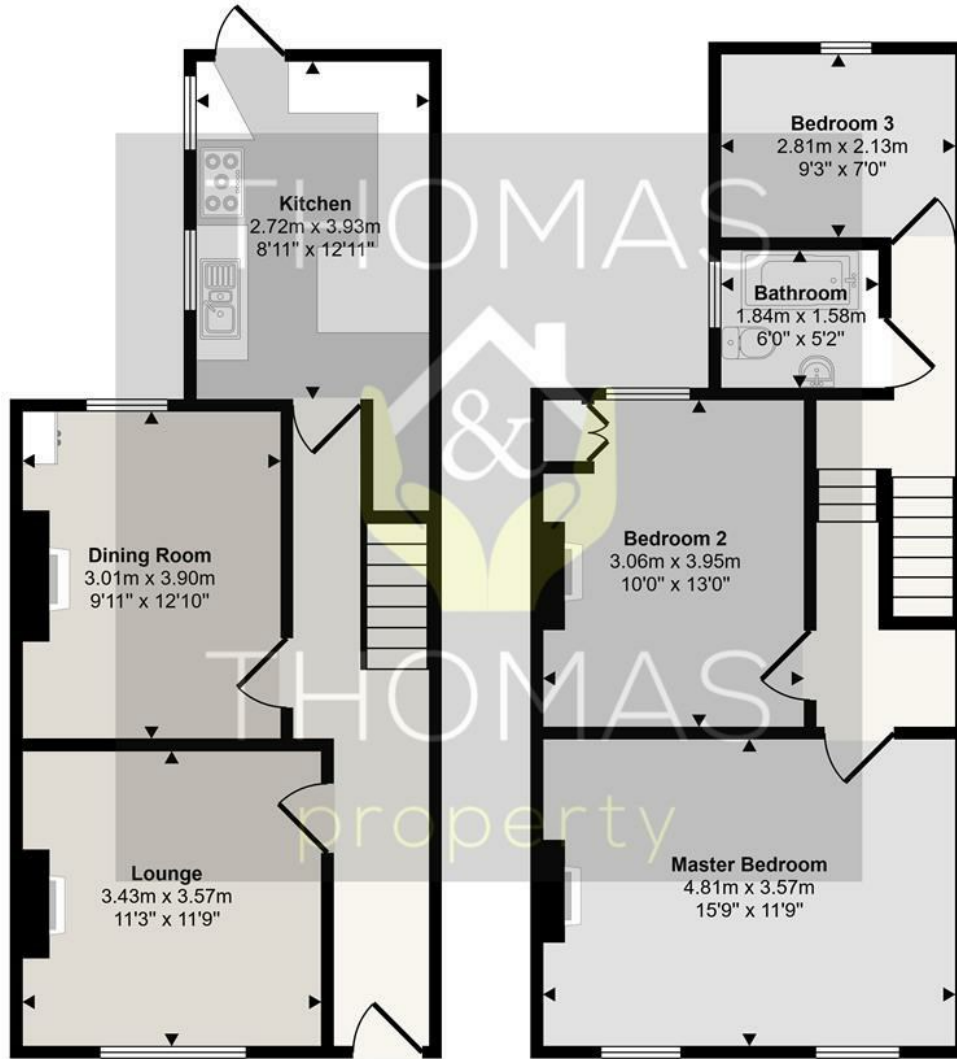
This home is not only well-presented but also retains many original features that reflect its rich history, making it a unique find in the current market. With its ideal location in Kingsholm, residents will benefit from easy access to local amenities, schools, and transport links.

In summary, this semi-detached Victorian house on Honyatt Road is a wonderful opportunity for those seeking a characterful home with modern conveniences. Don't miss the chance to make this charming property your own.

- Three Bedrooms
- Two Reception Rooms
  - Large Garden
- Driveway Parking
  - Garage
- Period Property



Approx Gross Internal Area  
95 sq m / 1018 sq ft



Ground Floor  
Approx 47 sq m / 501 sq ft

First Floor  
Approx 48 sq m / 517 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	49
(21-38) F	
(1-20) G	61
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	44
(21-38) F	
(1-20) G	57
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.