



**14 Pincoate, Gloucester, GL2 8NE**

**Offers In The Region Of  
£390,000**

Welcome to this charming four-bedroom detached house located in the sought-after area of Highnam. Situated in the picturesque village of Highnam, this property offers a peaceful and idyllic setting while still being within easy reach of local amenities, local schools and transport links. Whether you enjoy countryside walks or prefer the convenience of nearby shops and restaurants, this location has something for everyone.

This property boasts a spacious reception room, perfect for entertaining guests or relaxing with family. A modern fitted kitchen with integrated appliances and a separate dining room with patio doors leading to the private enclosed garden.

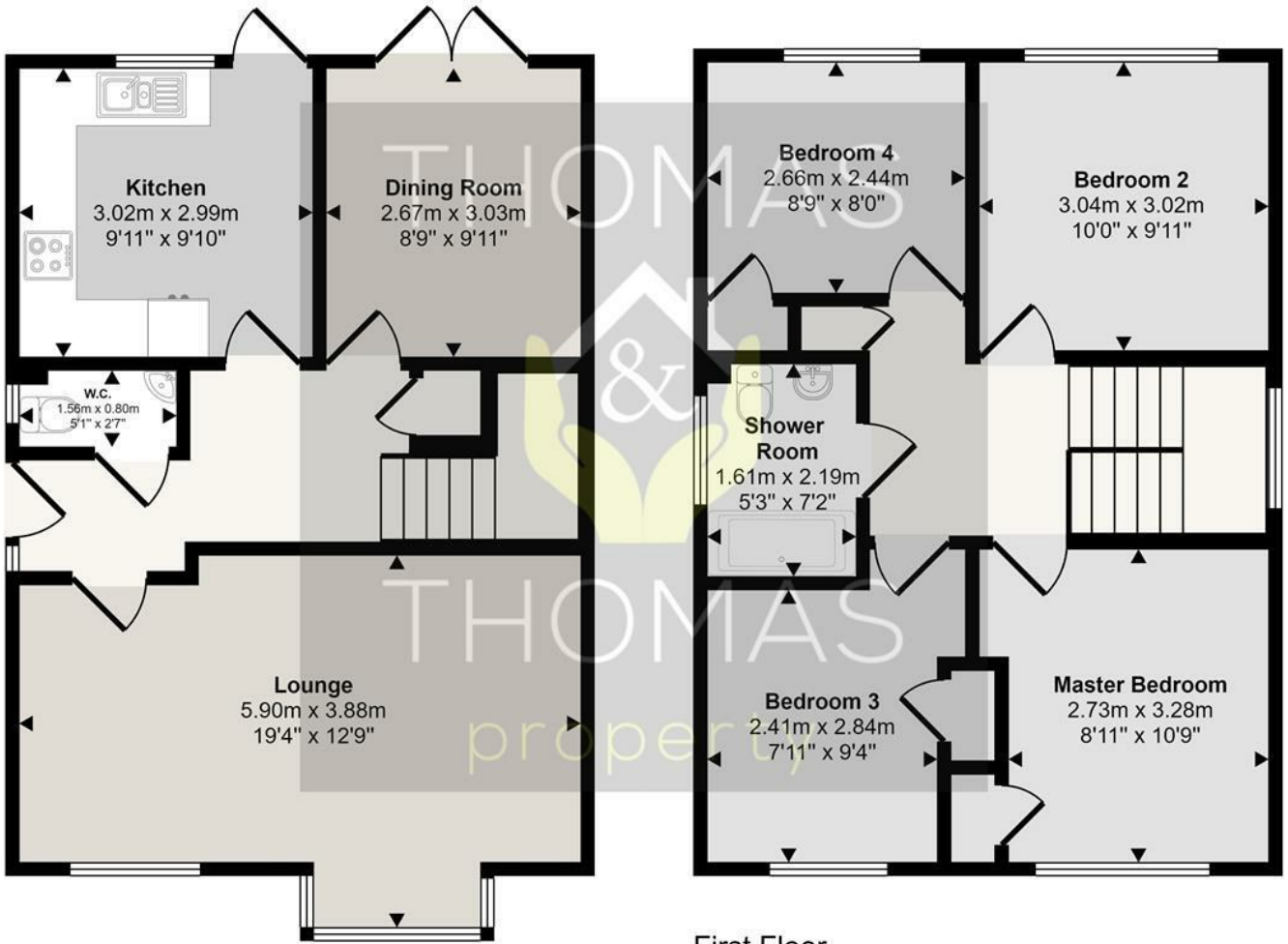
Upstairs there are four well-proportioned bedrooms, plenty of space for a growing family or for those in need of a home office and a modern family shower room.

Outside is a well maintained garden with side door to the garage. To the front is the driveway parking for at least three cars.

Don't miss out on the chance to make this house your home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

- Chain Free
- Four Bedroom Detached
- Quiet Cul De Sac Location
- Driveway Parking & Garage
- Modern Kitchen & Shower Room
- Private Enclosed Garden

Approx Gross Internal Area  
99 sq m / 1069 sq ft



**Ground Floor**  
Approx 50 sq m / 539 sq ft

**First Floor**  
Approx 49 sq m / 530 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) <b>A</b>	<b>87</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	<b>74</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.