



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

**£1,550 Per Calendar Month**

Welcome to this charming four-bedroom detached house located in the sought-after area of Pincoate, Highnam. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with family. With four well-proportioned bedrooms, there is plenty of space for a growing family or for those in need of a home office.

One of the standout features of this property is the garage with a driveway, providing ample parking space for multiple vehicles. This is a rare find in such a desirable location, offering both convenience and security for your vehicles.

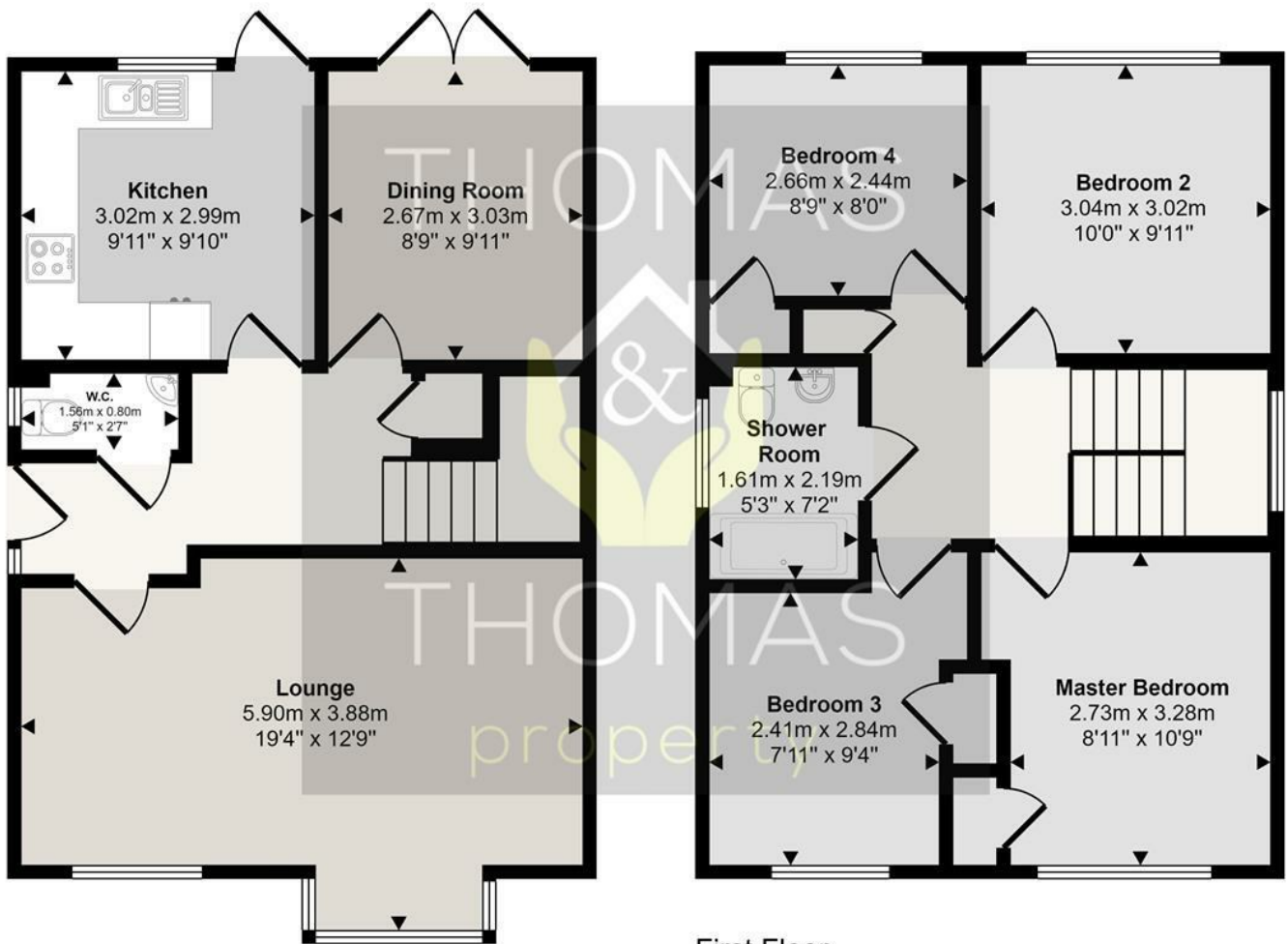
Situated in the picturesque village of Highnam, this property offers a peaceful and idyllic setting while still being within easy reach of local amenities and transport links. Whether you enjoy countryside walks or prefer the convenience of nearby shops and restaurants, this location has something for everyone.

This property is available in August, presenting a fantastic opportunity for those looking to make a move without delay. 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.

- Four Bedroom Detached
- Modern Kitchen & Shower Room
  - Garage
  - Driveway Parking
- Sought After Location
  - Available August



Approx Gross Internal Area  
99 sq m / 1069 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                                 |         | 87        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 74      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| 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                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| 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.