



29 Wells Road, Barnwood GL4 3AN
£265,000



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• Close to local schools and open green spaces • Good transport links • Gas central heating and double glazing • Three Double Bedrooms • Well presented throughout • Private rear garden • Sought after location • Light and airy extending accommodation • Gloucester City Council, Tax Band A - £1,492.52 (2025/2026) • EPC C73

£265,000



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Entrance Porch

Approached via a uPVC double-glazed front door, Two frosted double-glazed windows to the sides, and a door through to;

Entrance Hallway

UPVC double-glazed window to side elevation, stairs to first floor, radiator, door to;

Living Room

uPVC double-glazed windows to front elevation, radiator, laminate flooring, electric fireplace, door to;

Kitchen

UPVC double-glazed windows to rear elevation, a range of matching wall and base units with work surfaces over, inset sink and drainer, cooker point, integrated dishwasher, space for appliances, tiled flooring, wall-mounted combination boiler, partly tiled walls, radiator, door to;

Dining/Garden Room

Upvc double glazed french doors to rear elevation and single door to side elevation, Upvc double glazed windows to side and rear elevation, two sky lights, radiator, laminate flooring.

First Floor Landing

UPVC double-glazed window to side elevation, radiator, stairs leading to second floor, and doors to all first-floor accommodation.

Bedroom One

Upvc double glazed windows to rear elevation, radiator.

Bedroom Two

Two uPVC double-glazed windows to the front elevation, radiator, and fitted wardrobes.

Bathroom

Upvc obscure double glazed window to rear elevation, paneled bath with shower over, low level wc & pedestal wash hand basin, heated towel rail.

Second Floor Landing

Velux window, door to;

Bedroom Three

Two Velux windows to the rear elevation and one to the front elevation, built-in storage, and a radiator.

Outside

To the front of the property is an enclosed patio with steps leading down to the front door and side access to the rear. At the rear of the property is a private garden that is paved, two large sheds, and gated side & rear access. Parking is available either on street or in the residents car park at the rear of the property.

Location

Located in the popular suburb of Barnwood. Various local amenities to include schools, Barnwood primary education as well as access to several secondary and grammar schooling being located within the City. A short distance from access to the M5 and providing ideal links to Cheltenham, Cirencester, and Bristol, a direct line to London Paddington can be located at Gloucester Station. The immediate locality offers various walks and green open spaces within arguably one of Gloucester's most desirable established residential areas.

Material Information

Tenure: Freehold.

Council Tax Band: Tax Band A

Local Authority and Rates: Gloucester City Council; £1,492.52 (2025/2026)

Electricity supply: Mains

Water supply: Mains

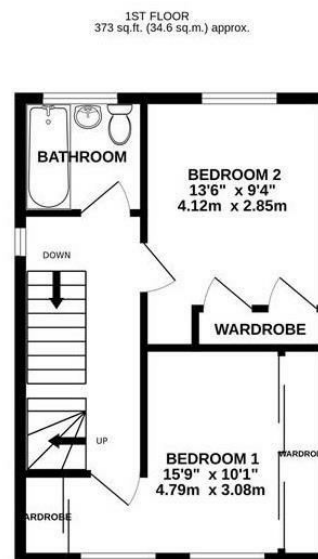
Sewerage: Mains

Heating: Gas central heating

Broadband speed: Standard 2 Mbps, Superfast 42 Mbps, Ultrafast 1000 Mbps

Mobile phone coverage: EE(Likely), Three(Likely), 02(Likely) and Vodafone(Likely)





TOTAL FLOOR AREA : 1164 sq.ft. (108.1 sq.m.) approx.

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.

