



**Weston Road, Gloucester GL1 5AU**  
**£275,000**





## Weston Road, Gloucester GL1 5AU

• No onward chain • Three double bed semi-detached home • Private and enclosed rear garden • Single garage with driveway to the front • Situated within close proximity to the popular Gloucester Quays development • Potential rental income of £1,250 pcm • EPC rating D55 • Gloucester City Council- Tax Band B (£1,741.26 per annum) 2025/2026



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### Entrance Hallway

Spacious entrance hallway, with window to the side aspect, provides access to the living room and stairwell leading to the first floor.

### Living / Dining Room

The large open plan space provides suitable space for both living and dining areas. Access from the room is provided to the kitchen. Window overlooks the rear garden whilst French doors provide access to the garden itself.

### Kitchen

Ample worktop and storage space is provided with integrated hob and oven as well as plumbing for an automatic washing machine and space for further free standing appliances. Window overlooks the front aspect of the property.

### Landing

Landing area provides access to all three bedrooms, family bathroom, built-in storage cupboard and to the loft above.

### Master Bedroom

Large double bedroom with window to rear aspect.

### Bedroom Two

Double bedroom with window to front aspect.

### Bedroom Three

Double bedroom with window to front aspect.

### Bathroom

White suite family bathroom comprises w.c., wash hand basin, bath with shower attachment over and window with frosted glass overlooking the rear aspect.

### Outside

Large in size, the rear garden is enclosed with fenced and walled borders helping to create a private and peaceful setting. Patio area provides a suitable space for seating leading on to the lawned area. Gated side access leads to the front of the property. The garage is located within a short distance of the property within parking provided on the driveway in front of the garage unique to the area.

### Location

A popular residential area, Weston Road is ideally situated within close proximity of the historic city centre appealing to a wide range of potential purchasers having access to both primary and secondary education, a range of amenities, multi sport court, playing ground and rugby pitch and bus links alongside being a short distance from the ever popular Gloucester Quays providing various restaurants, bars and twelve screen cinema.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council- Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

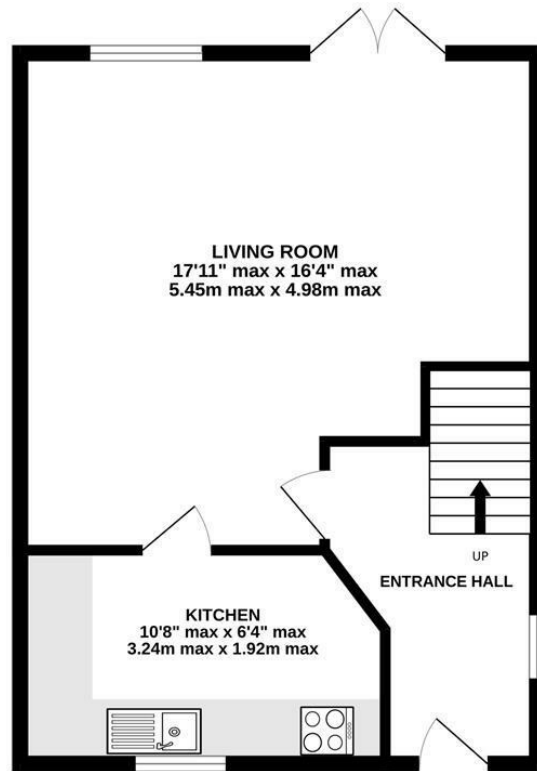
Heating: Gas central heating.

Broadband speed: Basic 7 Mbps, Superfast 40 Mbps, Ultrafast 1000 Mbps download speed.

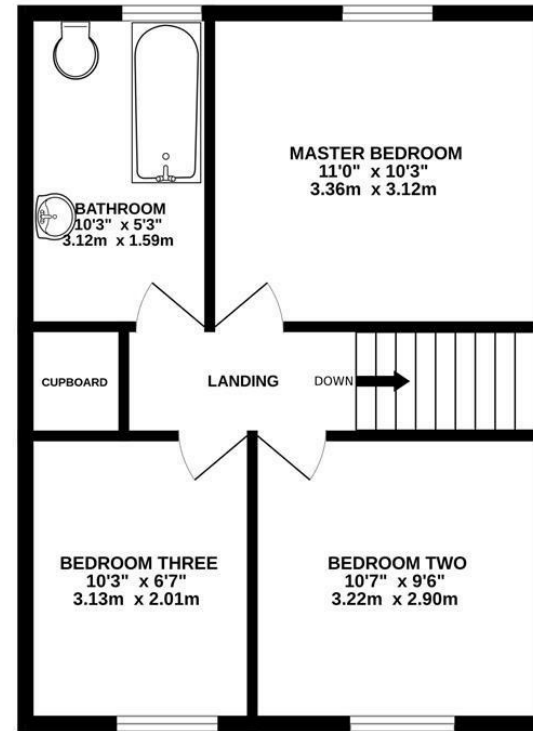
Mobile phone coverage: EE, Three, O2, Vodafone.



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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