



67 Wilton Road, Gloucester GL1 5NL
£240,000



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• Three bedroom semi-detached family home • Spacious and versatile living accommodation • Large rear garden with excellent potential • Off-road parking to the front • Useful range of outbuildings, including workshop and greenhouse • EPC Rating TBC • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027 • No chain



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Accommodation

The ground floor offers a good degree of versatility, with a spacious living/dining room providing a comfortable central living space. The room benefits from attractive exposed floorboards, feature fireplace surround, ceiling coving and a large window overlooking the front, while glazed doors open through to the conservatory, creating a useful additional reception space with plenty of natural light. The kitchen is fitted with a range of wall and base units, work surfaces and space for appliances, with windows and a glazed external door providing plenty of natural light. There is also a useful downstairs bathroom comprising a bath with shower over, wash hand basin and WC.

A conservatory is located off the main living accommodation and could be utilised as a dining room, study, hobby room or additional sitting room, depending on the needs of the new owner.

To the first floor are three bedrooms, providing flexible accommodation for families, guests or those requiring space to work from home. The bedrooms offer a range of uses, with the larger rooms providing ample space for bedroom furniture, while the third bedroom could also make an ideal home office or dressing room. The first-floor accommodation retains a number of the property's individual character features, while the windows provide good levels of natural light. The layout offers plenty of scope for the new owner to modernise and personalise the rooms to suit their own tastes and requirements.

Outside

The property is approached via a paved pathway leading to the front entrance, with an enclosed front garden laid mainly to lawn and bordered by established planting. A paved driveway provides off-road parking and access to the front of the property. The frontage is complemented by mature shrubs and planting, creating a pleasant approach to the house.

To the rear is a particularly generous garden offering a good degree of outdoor space and considerable potential for landscaping and improvement. The garden is predominantly laid to lawn with

established borders, mature shrubs and a variety of planting, together with paved pathways and seating areas.

The garden also benefits from a number of useful outbuildings, including a timber workshop/storage building, greenhouse and additional storage areas. There is plenty of scope for a new owner to make the most of the outdoor space, whether for gardening, entertaining or creating a more attractive family garden.

Location

A popular location in the historic City of Gloucester, with easy access to the M5, Wilton Road is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the newly developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

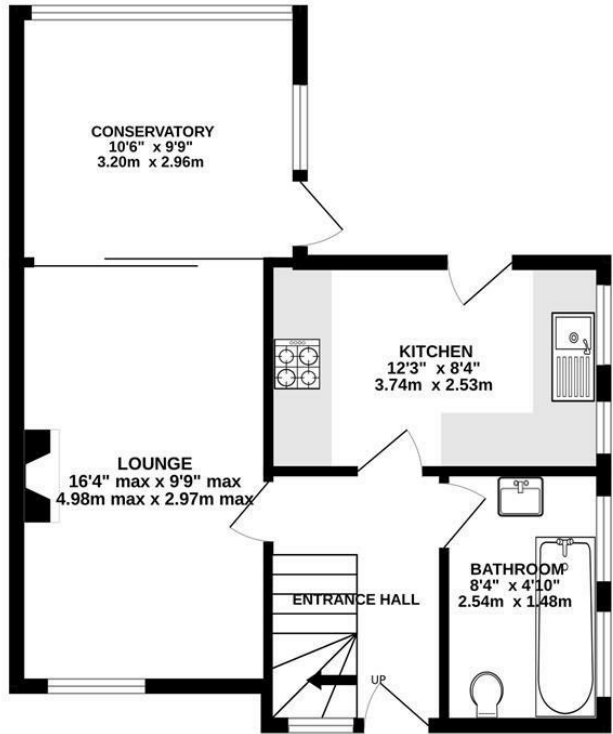
Heating: Gas central heating.

Broadband speed: Basic 10 Mbps, Ultrafast 1800 Mbps download speed.

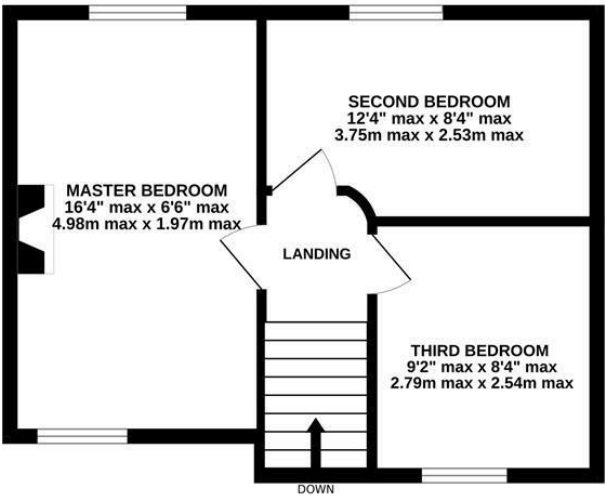
Mobile phone coverage: EE, Three, O2, Vodafone.



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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