



**21 Gladstone Road, Gloucester GL1 5HN**  
**£330,000**





## 21 Gladstone Road, Gloucester GL1 5HN

• Three bedroom semi-detached family home • Driveway providing off road parking for two vehicles • Generously sized rear garden measuring approximately 162 ft in length • Popular central location • Well presented throughout • EPC D55 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

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### Hallway

Stepping inside you are greeted by a spacious hallway with original tiled flooring. The hallway provides access to the living dining room and stairs to the first floor.

### Living Dining Room

The generously sized living dining room provides a versatile area with feature gas fireplace. Window to side aspect and bay style window to the front aspect provides a light and airy feel.

### Kitchen

Ample storage in a range of floor and eye level units accompanied by space for oven and extractor over. Additional space for fridge freezer, dishwasher and plumbing for washing machine. Understairs storage provides a handy pantry space.

### Conservatory

The spacious conservatory is utilised by the current owners as an additional reception room but could be utilised as a home office, playroom or such like. Sliding doors to the outside patio area.

### WC

WC and wash hand basin. Frosted window to the rear aspect.

### Landing

Provides access to three bedrooms and family bathroom

### Master Bedroom

Double bedroom with window to the front aspect.

### Second Bedroom

Double bedroom with window to the rear aspect overlooking the back garden.

### Third Bedroom

Bedroom with window to the rear aspect overlooking the back garden.

### Bathroom

Stylish bathroom suite comprising WC, wash hand basin and bath with shower over and tiled surround.

### Garage

Power and lighting with up and over door to the front and pedestrian door to the side. Please note there is currently no vehicular access to the garage.

### Outside

To the front, the property benefits from a driveway providing parking for two cars alongside a well kept lawned area. Accessed via the side gate, the back garden is an exceptional size measuring 162 ft in length and offers a combination of lawned and patio areas. There is also a well maintained vegetable patch to the rear, a green house and shed.

### Location

A popular location in the historic City of Gloucester, with easy access to the M5, Linden 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 (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 71 Mbps, Ultrafast 1000 Mbps download speed.

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





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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