



Newark Road, Gloucester GL1 5TW
£320,000



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• No onward chain • Three bedroom semi-detached family home • Ample off-road parking • Generously sized rear garden • Peaceful cul-de-sac location of Newark Road • EPC rating TBC • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

£320,000

Entrance Hall

Stepping inside, the entrance hall provides access to the living room, kitchen, dining room and stairs to the first floor.

Living Room

Generously sized living room with feature bay style window to the front aspect providing ample natural light.

Kitchen / Dining Room

Open plan kitchen dining area providing a sociable space. The kitchen benefits from ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven and four ring gas hob with extractor over. Additional space for under counter fridge, freezer and plumbing for dishwasher. There is also a storage cupboard which houses the combi boiler and plumbing for washing machine.

Downstairs W.C

W.C and frosted window to the rear aspect.

Master Bedroom

Double bedroom with feature bay style window to the front aspect.

Second Bedroom

Double bedroom with window to the rear aspect over looking the back garden.

Third Bedroom

Window to front aspect.

Bathroom

Modern suite comprising W.C, wash hand basin and bath with shower over and tiled surround.

Outside

To the front, the property benefits from a driveway which provides parking for three vehicles. Accessed via the side gate, the garden is a generous size and is a combination of lawned and patio areas accompanied by an array of shrubbery and flowers. There is also a spacious garden shed measuring 4.87m x 2.43m.

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 C (£1,990.01 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 25 Mbps, Ultrafast 1000 Mbps download speed.

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



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

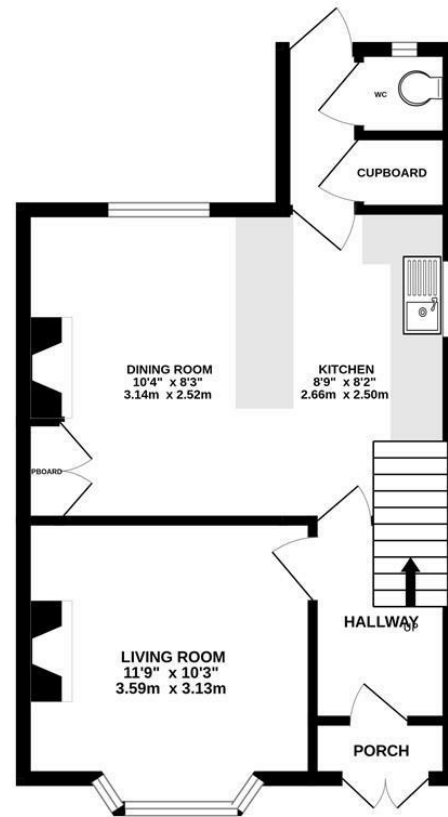
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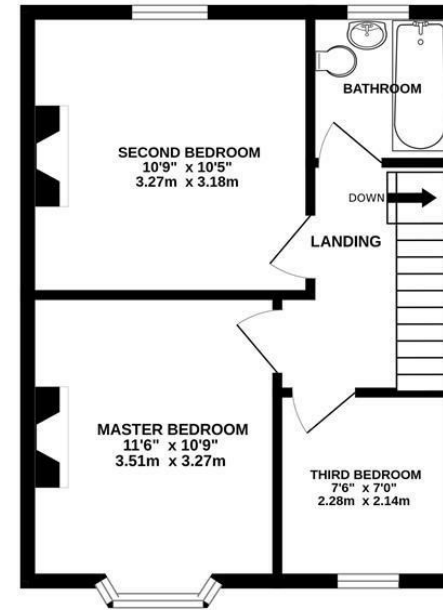
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GROUND FLOOR



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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



