



, Gloucester GL2 8EX
£275,000



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• No onward chain • Three bedroom characterful end terraced home • Open plan kitchen & dining room • Spacious mature & private rear garden • Situated in the popular village location of Maisemore • EPC rating E40 • Tewkesbury Borough Council - Tax Band C (£2,041.02 per annum) 2026/2027



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

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Entrance Porch

Spacious porch, ideal for shoes and coats, access into the living room of the property.

Living Room

A wealth of original character features are displayed, including an original fireplace with wood burner, which continue throughout the property.

Dining Room

Spacious dining area opens through to the kitchen and provides access to the stairwell leading to the first floor accommodation. Access is also provided to the shower room.

Kitchen

Ample worktop and storage space is provided with window overlooking the rear garden. Access to the utility room is also provided.

Utility Room

Further worktop and storage space is provided with plumbing for an automatic washing machine below. Door opens to the rear garden.

Shower Room

White suite shower room comprises w.c., wash hand basin, walk-in shower cubicle and two windows with frosted glass overlooking the rear aspect.

Landing

Landing provides access to all three bedrooms.

Bedroom One

Double bedroom with window overlooking the front aspect.

Bedroom Two

Bedroom with built-in wardrobe and two windows overlooking the rear and side aspects.

Bedroom Three

Bedroom with windows overlooking the rear and side aspects.

Outside

To the rear, the property boasts a beautifully landscaped mature garden with many hedgerows and trees helping to create a private and tranquil setting. Patio area adjacent to the home provides an ideal seating area to entertain throughout the summer months. Many sheds provide convenient storage space throughout the garden. To the front, additional lawned area is found with steps leading down to the main

Location

Situated north of the historic City of Gloucester on the west side of the River Severn, Maisemore provides its parishioners with the experience of countryside living alongside the convenience of being located four miles from the City Centre. With an active Village Hall, various country and riverside walks, an authorised Severn Bore site as well as local schooling and post office in the near by village of Hartpury two miles away.

Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band C (£2,041.02 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

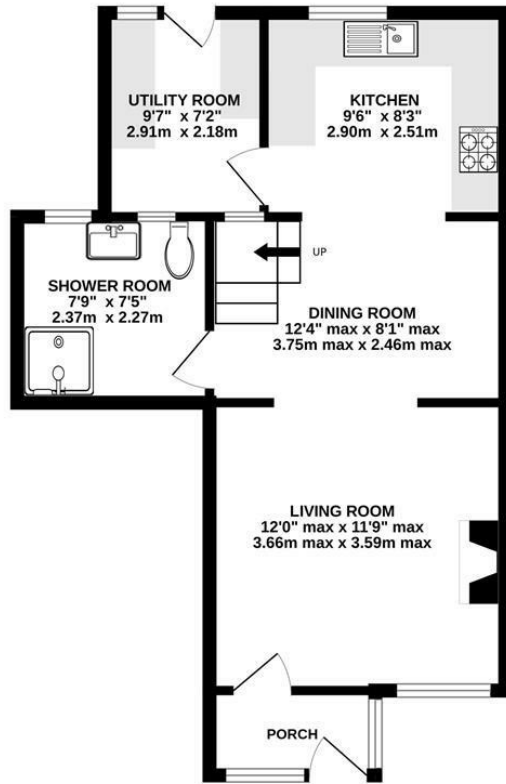
Heating: Oil.

Broadband speed: Basic 4 Mbps, Ultrafast 1800 Mbps download speed.

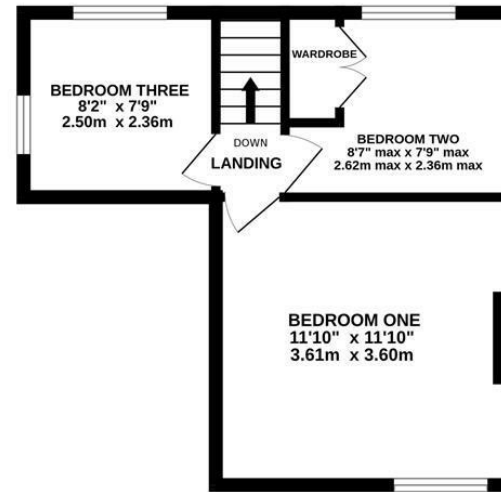
Mobile phone coverage: EE, Three, O2, Vodafone.



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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