



Larkham Close, Matson GL4 6EN
£230,000



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• No onward chain • Extended three bedroom semi-detached family home • In need of modernisation throughout • Private & enclosed large rear garden • Spacious driveway for multiple vehicles • Situated in a peaceful cul-de-sac location • Potential rental income of £1,100 pcm • EPC rating TBC • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

£230,000



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

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Entrance Hallway

Spacious hallway provides access to the living room, kitchen, downstairs w.c, home office and built-in storage cupboards located beneath the stairwell.

Living Room

Generous sized living room, with feature electric fireplace, opens to the extended dining room to the rear.

Dining Room

The extended dining room welcomes an abundance of natural light from the rear of the property via the two sets of bay windows, sky light above and the sliding doors providing access to the rear garden.

Kitchen

Galley style kitchen with extension to the side providing additional space. Ample worktop and storage space is provided alongside integrated hob, oven and microwave with plumbing for a dishwasher and automatic washing machine also provided. Window overlooks the rear garden.

Home Office

Formerly the integral garage, it has been converted to create an additional reception with the versatility for many uses such as a home office, playroom or additional living room if required. Window overlooks the front aspect.

Downstairs W.C

Cloakroom comprises w.c, wash hand basin and window with frosted glass overlooking the front aspect.

Landing

Light and airy landing, with window overlooking the side aspect, provides access to all three bedrooms, shower room, large built-in storage cupboard and to the loft above.

Bedroom One

Double bedroom with window overlooking the rear aspect and built-in storage cupboard.

Bedroom Two

Double bedroom with window overlooking the front aspect.

Bedroom Three

Bedroom with window overlooking the front aspect.

Shower Room

Shower room comprising w.c, wash hand basin, wet room area and window with frosted glass overlooking the side aspect.

Outside

To the rear, the property boasts a generous sized garden mainly laid to lawn enclosed with fenced borders, trees and hedgerows to create a private space. At the front of the property, the driveway provides off-road parking for multiple vehicles.

Location

Situated on the outskirts of Gloucester City Centre, the property appeals to a wide range of potential purchasers having access to both primary and secondary education, a range of amenities, bus links alongside being a short distance from the newly developed Gloucester Quays providing various restaurants, bars and twelve screen cinema. The area offers fantastic commuter links to the surrounding areas of Gloucester with convenient access to the M5 motorway. The property is also within close proximity of the ever popular Gloucester Ski & Snowboard Centre.

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.

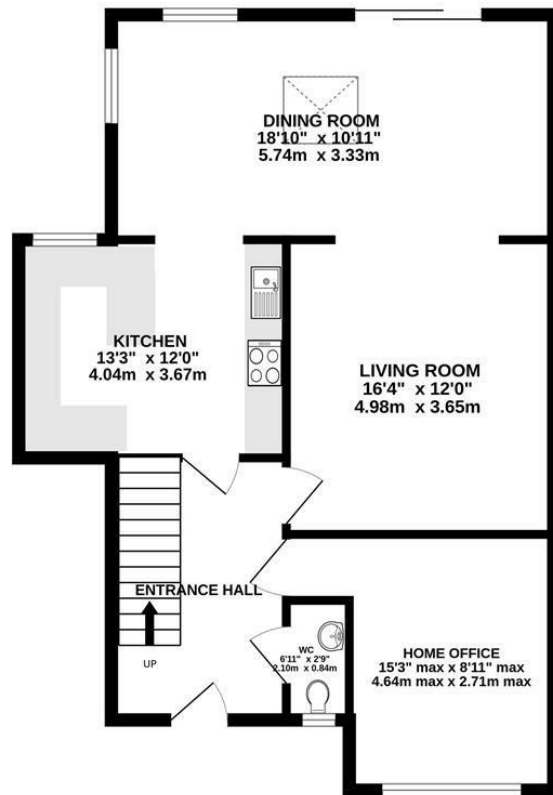
Heating: Gas central heating.

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

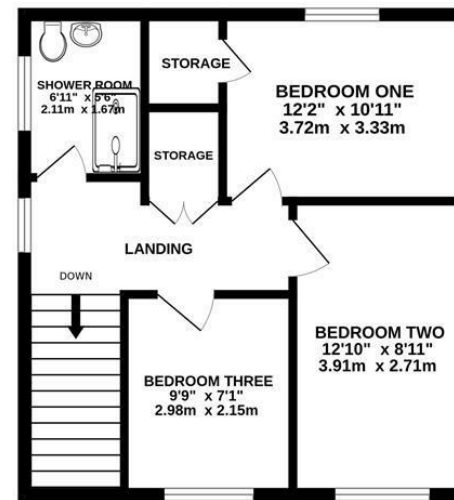
Mobile phone coverage: EE, Three, O2, Vodafone.



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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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		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



