

26 Podsmead Road, Gloucester GL1 5PA

£599,950

naylor powell

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• Semi-detached five-bedroom family home • Spacious open-plan kitchen/dining room • Contemporary fitted kitchen • Generous & flexible living accommodation throughout • Large driveway providing ample parking • Gloucester City Council - Tax Band D (£2,348.17 per annum) 2026/2027 • EPC rating of D65

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

01452 398010
docks@naylorpowell.com
www.naylorpowell.com

Accommodation

A substantial and versatile five-bedroom family home offering generous accommodation throughout, including two separate reception rooms and an impressive open-plan kitchen/dining room.

The property is entered via a welcoming entrance hallway featuring attractive decorative panelling, original quarry tiled flooring and a staircase leading to the upper floors. The ground floor provides two well-proportioned reception rooms, offering flexible living and entertaining space. The main living room is particularly inviting, featuring a fireplace and ample room for a range of furniture, whilst the second reception room provides an ideal alternative sitting room, playroom or snug.

To the rear, the property boasts a spacious open-plan kitchen/dining room, fitted with a comprehensive range of contemporary grey units, contrasting work surfaces and integrated cooking facilities. There is excellent preparation and storage space, with the adjoining dining area providing plenty of room for a family dining table. A skylight further enhances the natural light within the kitchen alongside the two other windows and French doors opening to the rear garden.

The first floor and additional upper accommodation provide five bedrooms in total, all offering good proportions and flexibility for growing families, guests or those requiring home-working space. Several bedrooms benefit from useful fitted storage, whilst the upper rooms offer particularly versatile accommodation.





The property is further complemented by two bathrooms, comprising a stylish family bathroom with a freestanding roll-top bath, WC and wash hand basin, together with a separate contemporary shower room featuring a large walk-in shower enclosure.

Outside

The property benefits from a well-maintained and generously proportioned rear garden, featuring a combination of lawn, established planting and attractive paved pathways. A raised decked seating area provides an excellent space for outdoor dining and entertaining, with steps leading down to the garden.

Situated at the rear of the garden is a useful outbuilding with power connected, offering excellent versatility and potential for use as a home office, gym or bar. The garden also benefits from a separate shed and a log store, providing additional storage.

To the front, the property further benefits from a substantial driveway providing ample off-road parking, further enhanced by the addition of an electric vehicle charging point.

Location

Positioned within a popular suburb of the Historic City of Gloucester with a mix of period properties, Podsmead Road is ideally placed for local amenities including both primary and secondary 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 Cathedral and various listed buildings throughout, with countryside surrounding the city centre to include Robinswood Hill Country Park alongside access to various transportation links.

Material Information

Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band D (£2,348.17 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 6 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.



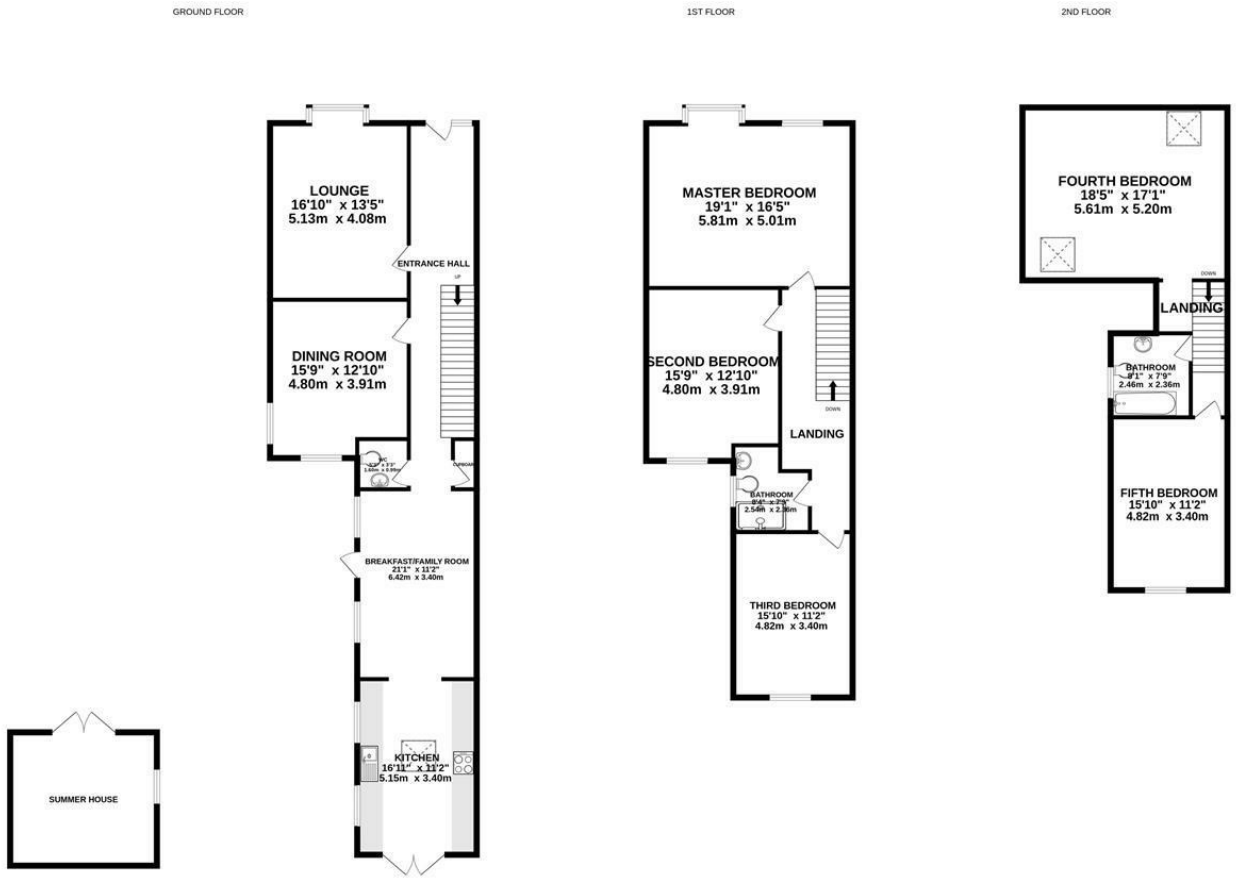







TARDIS
TOTTENHAM HOTSPUR





26 PODSMEAD ROAD

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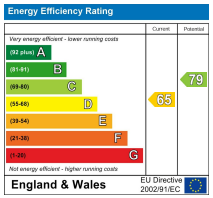
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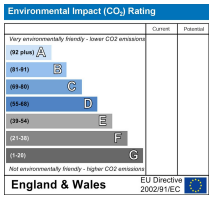
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