



**Overbury Road, Gloucester GL1 4EA**  
**£205,000**



## Overbury Road, Gloucester GL1 4EA

• Tenant in-situ • Potential rental income of £1050 pcm • Two bedroom end of terrace • Private rear enclosed garden • Two allocated parking spaces • EPC rating C72 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2025/2026

**£205,000**



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

**01452 398010**

**docks@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hallway

Entrance to the property offers storage for coats, shoes and such like.

### Kitchen

Kitchen with plenty of worktop space with allowance for washing machine, fridge freezer and oven with hob completed with window to front aspect.

### Living/Dining Room

Large living and dining space with stairs to first floor and sliding door to private enclosed garden.

### Landing

Landing which gives access to all first floor rooms.

### Master Bedroom

Generously sized double bedroom with space for wardrobes and window to rear aspect.

### Second Bedroom

Single bedroom with two storage cupboards to be used as wardrobes completed with window to front aspect.

### Family Bathroom

Modern suite comprising wash hand basin, w.c. and bath with electric shower overhead.

### Outside

To the side of the property is two allocated parking spaces, side access is available to the garden, the garden comprises a patio and grass area.

### Location

This property enjoys a convenient Gloucestershire location with easy access to Tewkesbury and Cheltenham. The area offers a pleasant balance of everyday convenience and peaceful surroundings, making it well suited for both commuters and those seeking a quieter setting.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

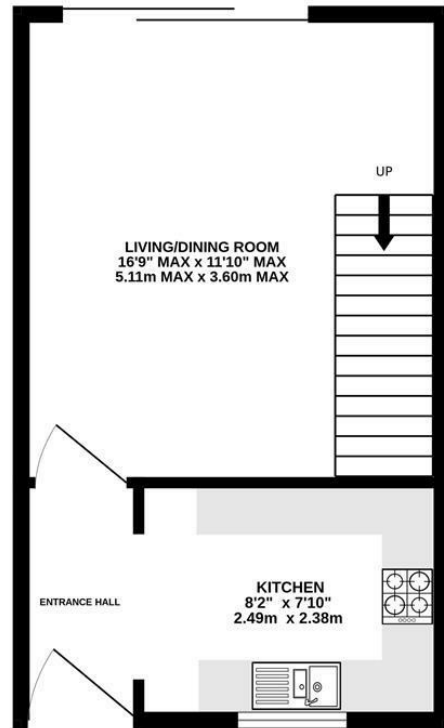
Heating: Gas central heating.

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

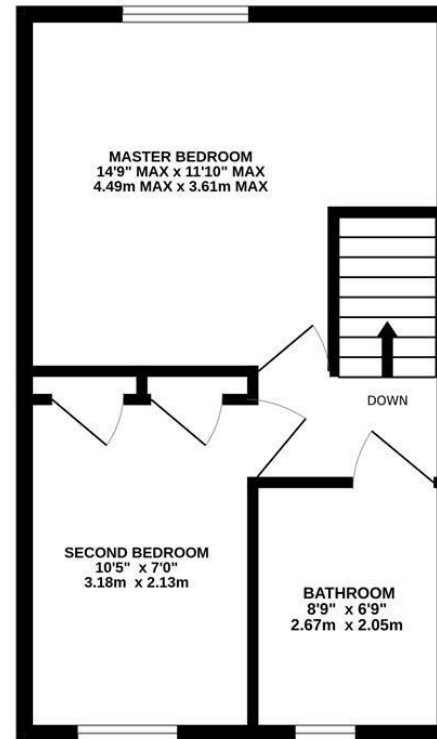
Mobile phone coverage: EE, Three, O2, Vodafone.



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.  
Made with Metropix ©2026

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

