

Clegram Road, Gloucester GL1 5QA

£270,000

naylor powell

Clegram Road, Gloucester GL1 5QA

• Three double bedroom semi-detached home • Generous & flexible living accommodation throughout • Immaculately presented with modern & original character features • Private enclosed rear garden • Situated in the popular residential location of Linden • Potential rental income of £1,250 pcm • EPC rating D59 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

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

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

£270,000

Entrance Hallway
Spacious hallway, with original quarry tiled flooring, provides access to the dining room and stairwell leading to the first floor.

Dining Room
Spacious dining offers the versatility to be utilised as additional living or home office space. Window overlooks the side aspect with access provided to the utility room and living room.

Living Room
Bay fronted living with working log burner helping to create a cosy and warm feel to the room.

Utility Room
Leading through to the kitchen at the rear, worktop and storage space is provided alongside access to a built-in storage cupboard located beneath the stairwell.

Kitchen
Light and airy kitchen with large window overlooking the rear garden. Ample worktop and storage space is provided alongside integrated hob and oven alongside plumbing for a dishwasher and automatic washing machine. Access is provided to the bathroom and to the rear garden.

Bathroom
White suite tiled bathroom comprises w.c, wash hand basin, bath with shower attachment over and window with frosted glass overlooking the side aspect.

Landing
Spacious landing provides access to all three bedrooms and to the loft above. Suitable space for a a study area is also provided as currently utilised by the present owners.

Master Bedroom
Double bedroom with built-in wardrobes and window overlooking the front aspect.

Bedroom Two
Double bedroom with window overlooking the rear aspect.

Bedroom Three
Double bedroom with window overlooking the rear aspect.

Outside
To the rear, the property boasts a generous sized garden enclosed with fenced borders. Patio area provides the ideal seating area leading onto the lawned space. Shed to the rear offers ideal storage space. Gated side access leads to the front of the property.

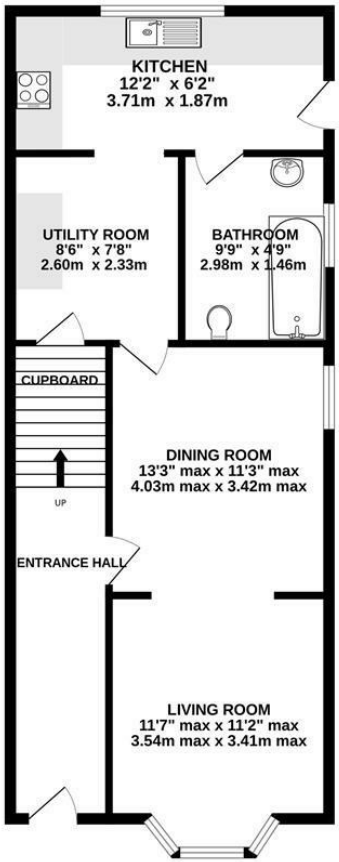
Location
A popular location in the historic City of Gloucester, with easy access to the M5, Clegram Road is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found 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 B (£1,826.36 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.

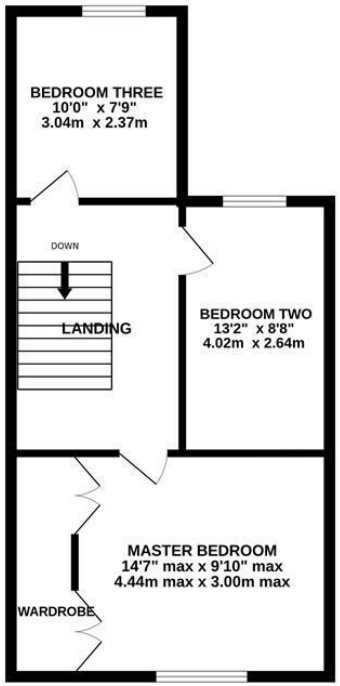




GROUND FLOOR



1ST FLOOR

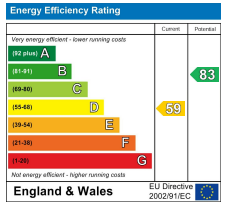


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



naylor powell















