



Gambier Parry Gardens, Gloucester GL2 9RD

£485,000



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- No onward chain
- Four bedroom detached family home with en-suite to master
- Generous & flexible living accommodation throughout
- Private & enclosed rear garden
- Driveway providing off-road parking for multiple vehicles
- Situated in the ever popular residential development of Gambier Parry Gardens
- EPC rating C73
- Gloucester City Council - Tax Band E (£2,869.98 per annum) 2026/2027

£485,000



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

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Entrance Porch

Spacious porch, ideal for storing shoes and coats, provides access into the main hallway of the property.

Hallway

The hallway provides access to the living room, kitchen, downstairs w.c and stairwell leading to the first floor of the property.

Living Room

Light & airy bay fronted living room overlooking the front aspect of the property. Door opens through to the dining room.

Dining Room

Adjacent to the kitchen, the dining room provides suitable additional living space whilst proving access to the conservatory to the rear.

Conservatory

An abundance of natural light streams into the conservatory via the many windows and French doors that open to the rear garden.

Kitchen

Modern galley style kitchen benefits from ample worktop and storage space with integrated appliances to include double electric ovens, gas hob and dishwasher whilst also providing suitable space for a breakfast bar if required. Window overlooks the rear aspect whilst access is also provided to the utility room.

Utility Room

The utility room offers further worktop and storage space with further integrated appliances to include freezer, tumble dryer and washing machine. Window overlooks the side aspect alongside a door providing further access to the



garden itself. Access is also provided to an additional room.

Study / Bedroom

Formerly part of the garage, it has been converted to create an additional room currently being used as an additional bedroom with the flexibility and versatility for many uses such as home office, study, play room or gym. Window overlooks the side aspect alongside a cupboard housing the combi boiler.

Downstairs W.C

White suite cloakroom comprises w.c, wash hand basin and window with frosted glass overlooking the entrance porch.

Landing

Spacious landing, with window overlooking the side aspect, provides access to all four bedrooms and to the family bathroom.

Master Bedroom

Double bedroom with built-in double wardrobes and window overlooking the front aspect. Access is also provided to an en-suite.

En-Suite

White suite shower room comprises w.c, wash hand basin, shower cubicle, heated towel rail and window with frosted glass overlooking the side aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect.

Bedroom Three

Bedroom with window overlooking the rear aspect.

Bedroom Four

Bedroom with window overlooking the front aspect and built-in storage cupboard.

Family Bathroom

White suite family bathroom comprises w.c, wash hand basin, bath with shower attachment over, built-in storage cupboard and window with frosted glass overlooking the side aspect.

Outside

To the rear, the property boasts a large garden enclosed with fenced borders with trees helping to create a private setting throughout. Gated side access leads to the front of the property where the driveway provides off-road parking for multiple vehicles whilst also providing access to the remaining part of the garage via up and over door offering suitable space for additional storage.

Location

The highly sought after estate of Gambier Parry Gardens is located half a mile and



mile respectively from the City Centre and popular Gloucester Quays development. The heart of the suburb provides the home to the Ofsted Outstanding 'Kingsholm Church of England Primary School,' whilst the city provide various secondary and grammar schooling in addition to the private 'King's Secondary School' making to position highly sought after for families. Whilst a direct line to London Paddington

located at the Gloucester Station and accessible routes to both Cheltenham and Bristol along the property to also be favoured by a working professional.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band E (£2,869.98 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

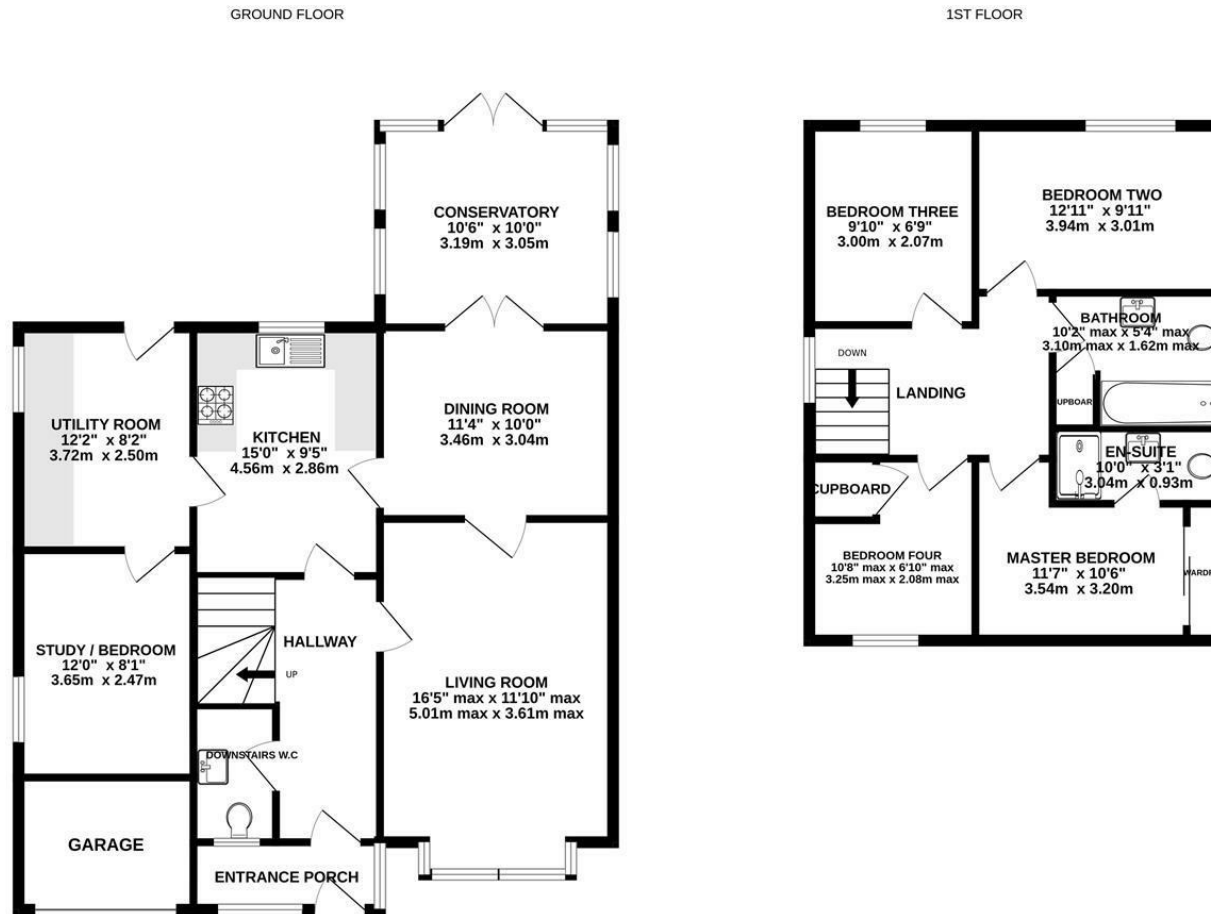
Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 13 Mbps, Superfast 52 Mbps, Ultrafast 1000 Mbps download speed.

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





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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