



34 Badminton Road, Gloucester GL4 6AY

£230,000



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• No onward chain • Three bedroom semi detached home • Situated in the popular residential location of Matson • Potential for extension (subject to planning permission) • Generous & flexible living accommodation • Potential rental income of £1,300 pcm • EPC rating of C70 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

£230,000



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

Enclosed Porch

Generously sized porch suitable for coats, shoes and such like provides access to the hallway.

Entrance Hallway

Spacious hallway with access to kitchen, living/dining room and storage cupboard with boiler.

Kitchen

Galley style kitchen with access to garden.

Living / Dining Room

Large living / dining area with window to front aspect and French doors to rear access.

Landing

Spacious landing area provides access to all three bedrooms and the family bathroom.

Master Bedroom

Large double bedroom with window to front aspect.

Second Bedroom

Double bedroom with space for storage and window to rear aspect

Third Bedroom

Single bedroom with scope to add a work from home set up.

Family Bathroom

Modern white suite with wash hand basin, w.c, corner bath and window with frosted glass overlooking the rear aspect.

Workshop

Workshop to the side of the property with access from garden.

Lobby

Large storage space with scope to be restored to living space.

W.C.

W.C. in need of restoration.

Outside

Large private and enclosed garden area split in two with drive way and garage to rear.

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 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, Gloucester Golf Club and access to Robinswood Hill.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

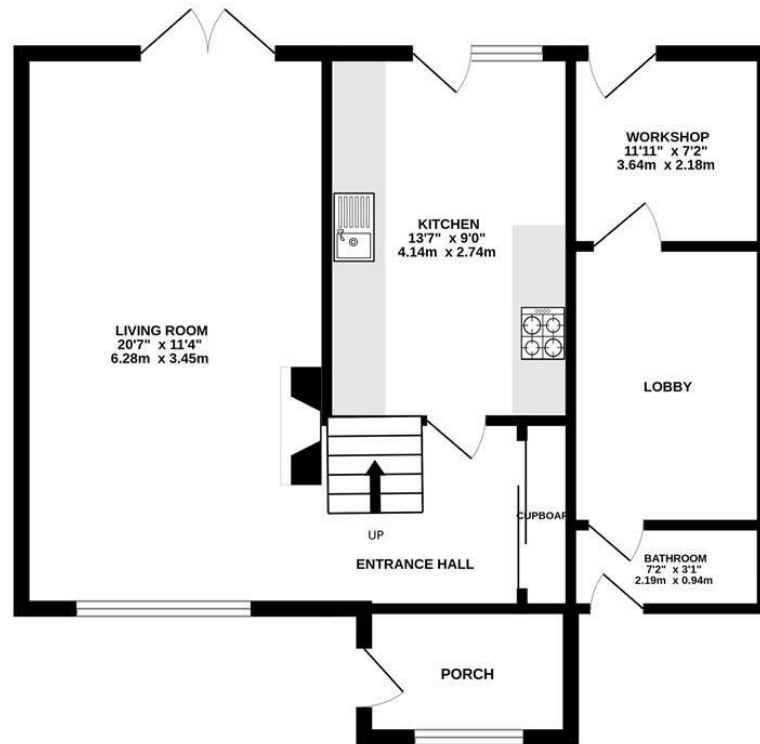
Heating: Gas central heating.

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

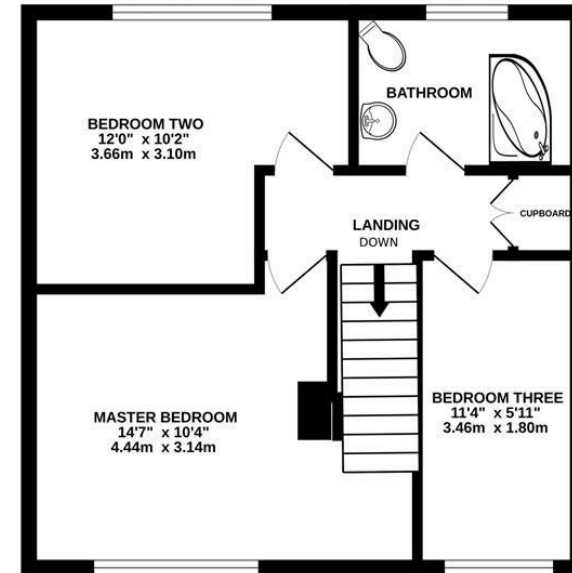
Mobile phone coverage: EE, Three, O2, Vodafone.



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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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.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
92-100 A	83
81-91 B	
69-80 C	70
55-68 D	
49-54 E	
45-48 F	
39-44 G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



