



Podsmead Road, Gloucester GL1 5PA
Offers In The Region Of £475,000

- Double bay fronted five double bedroom semi-detached family home
- Characterful features throughout dating back to the Edwardian era
- Three generous sized reception rooms
- Private & enclosed low maintenance rear garden
- Driveway for multiple vehicles
- Situated on the popular tree lined road of Podsmead Road
- EPC rating D60
- Gloucester City Council - Tax Band D (£2,238.77 per annum) 2025/2026

Offers In The Region Of £475,000

Entrance Porch

Convenient sized porch, ideal for shoes, coats and such like, opens through to the main hallway of the property.

Hallway

Boasting a wealth of charm and characterful features that continue throughout the property, the hallway provides access to the living room, dining room, breakfast room and to the stairwell leading to the first floor accommodation. Beneath the stairwell, the present owners have created a convenient space for a study area if required desk area, electric points and storage.

Living Room

Spacious living room with bay window overlooking the front aspect of the property. Feature wood burning fire place helps to create a cosy feel to the room.

Dining Room

Generous sized dining room with feature fireplace and French doors providing access to the rear garden.

Breakfast Room

Central to the ground floor, the breakfast room offers a variety of uses such as a home office, snug or convenient extension to the kitchen which the room provides access to.

Kitchen

Galley style kitchen benefits from ample worktop and storage space with room for many free standing appliances including a range cooker, fridge freezer and plumbing for an automatic washing machine. Window overlooks the rear garden whilst door provides further access to the garden itself. To the rear of the kitchen, access is provided to a shower room.



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Shower Room

White suite shower room comprises w.c, wash hand basin, shower cubicle, extractor fan and window with frosted glass overlooking the rear aspect.

Landing

Spacious landing area provides access to three of the bedrooms, family bathroom and to an additional stairwell leading to the second floor of the property.

Bedroom One

Double bedroom with original feature fireplace and bay window to the front aspect.

Bedroom Two

Double bedroom with window overlooking the rear aspect.

Bedroom Three

Double bedroom with window overlooking the rear aspect.

Bathroom

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

Second Floor Landing

Landing area provides access to two further bedrooms and to the loft above.

Bedroom Four

Double bedroom with two windows overlooking the rear aspect. Convenient space at the end of the room has been utilised as a home office area if required.

Bedroom Five

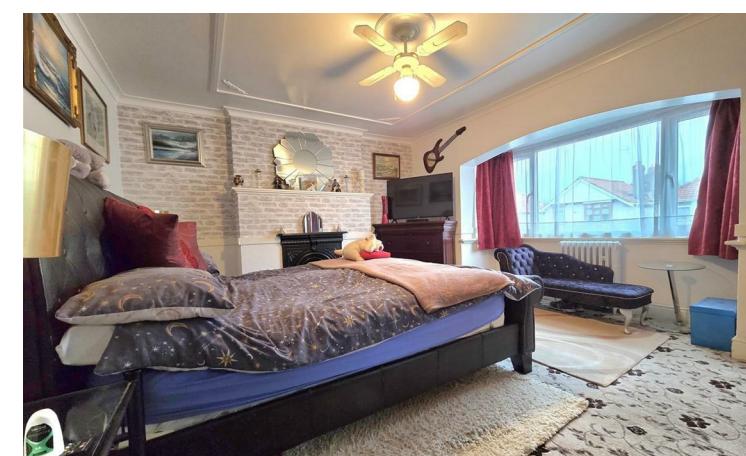
Double bedroom with window overlooking the front aspect providing views towards Robinswood Hill in the distance.

Outside

To the rear, the property benefits from a private low maintenance garden with patio and astro turfed areas providing ideal seating areas to enjoy the weather all day long. Ideal space is provided for sheds perfect for outside storage. Outside water tap is also found along with electrical points. Gated access to the side leads to the driveway providing off-road parking for three to four vehicles.

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 (£2,238.77 per annum)
2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

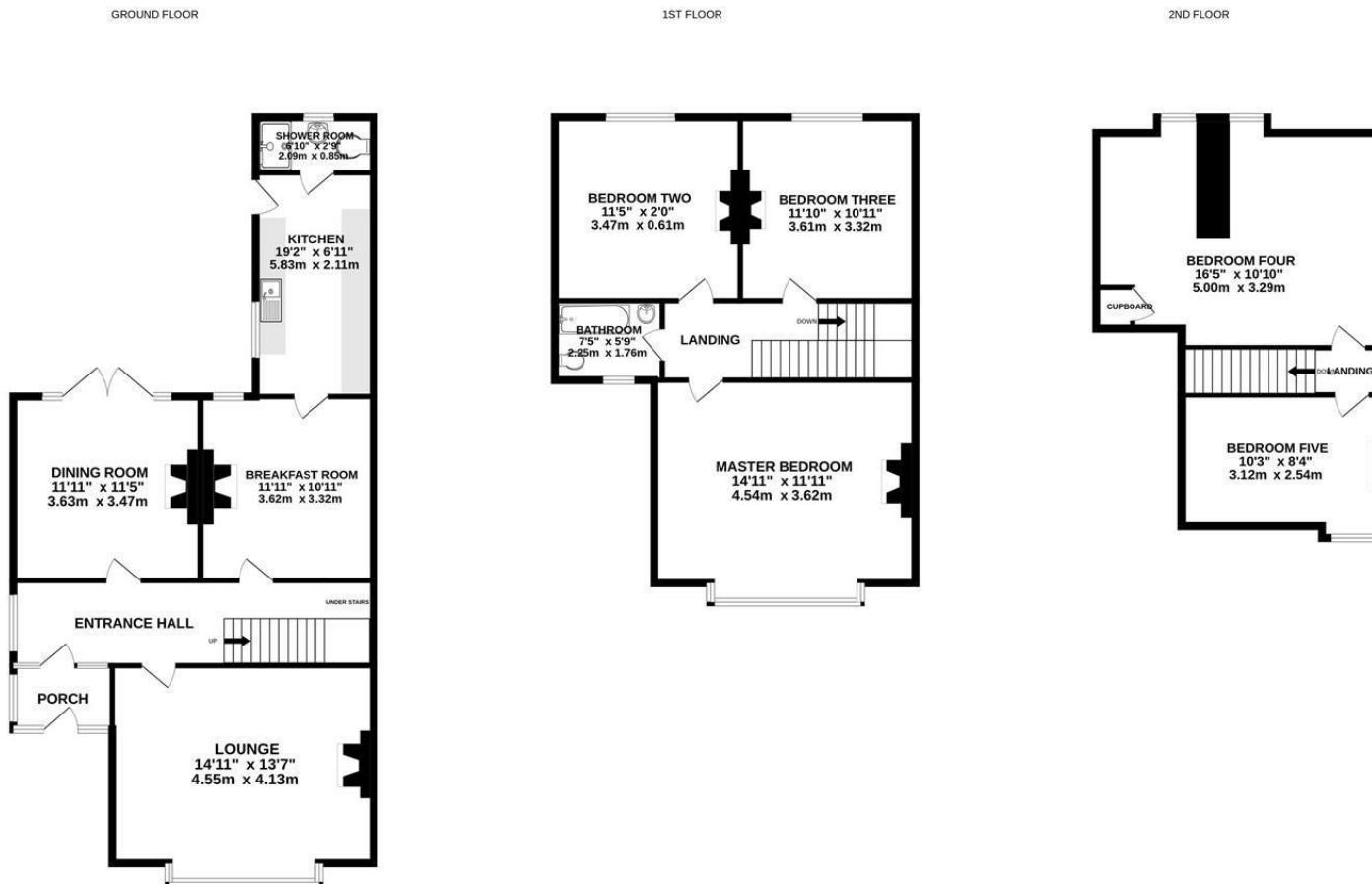
Broadband speed: Basic 6 Mbps, Superfast 67 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: EE, Three, O2,

Vodafone.

Additional items: A wireless burglar alarm is installed to the property.





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 | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



