

26 Cemetery Road, Gloucester GL4 6PB

£250,000

naylor powell

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• No onward chain • Three bedroom end of terrace house • Enclosed low maintenance rear garden • Generously sized rooms throughout • Ideal for young families and first time buyers • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027) • EPC rating of TBC

£250,000

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

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Accomodation

The property offers a spacious separate living room, featuring a bay window which provides plenty of natural light. To the rear, there is a semi-open-plan kitchen and dining room, fitted with a range of wall and base units, work surfaces and built-in appliances. The ground floor benefits from an extension, which provides additional space and access to a hallway leading out to the garden, together with a WC.

To the first floor, there are two well-proportioned bedrooms, including the master bedroom, alongside a family bathroom fitted with a suite comprising a corner bath, enclosed shower unit, wash basin and WC. Stairs continue to the second floor, where a further third bedroom is located, offering versatile accommodation ideal for a guest room, home office or additional bedroom.

Outside

The rear garden is enclosed by timber fencing and predominantly laid with gravel, providing a low-maintenance outdoor space. There is also a useful garden shed for additional storage, with access to the rear extension via a door. The garden offers potential for buyers to personalise and create an outdoor space to suit their own preferences.

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, multi sport court, playing grounds, bus links alongside being a short distance from the historic Gloucester Quays providing various restaurants, bars and twelve screen cinema.

Material Information

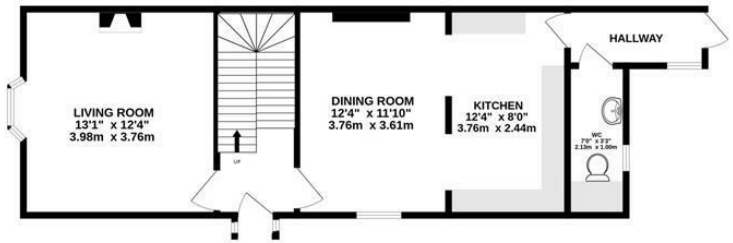
Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027).
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

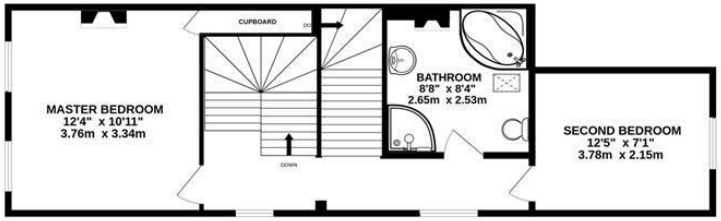




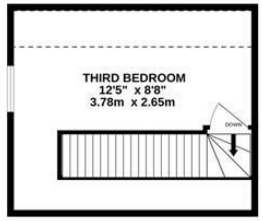
GROUND FLOOR



1ST FLOOR



2ND 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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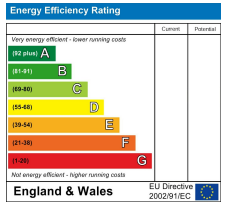
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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