



Gambier Parry Gardens, Longford GL2 9RD
£475,000



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• Three / four bedroom detached family home • En-suite & dressing room to the master • Generous & flexible living accommodation throughout • Spacious enclosed mature rear garden • Driveway & integral garage • Situated in the highly desirable location of Gambier Parry Gardens • EPC rating D61 • Gloucester City Council - Tax Band E (£2,736.28 per annum) 2025/2026

£475,000



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

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Entrance Porch

Porch provides suitable space for shoes and coats before stepping into the property itself.

Hallway

Spacious hallway provides access to the living room, kitchen, downstairs w.c and to a storage cupboard located beneath the stairwell.

Living Room

The generous sized living room benefits from a feature fireplace and large bay window overlooking the front aspect. Access to the dining room is also provided.

Dining Room

Adjacent to the kitchen, the dining room provides access to the kitchen itself and to the conservatory to the rear.

Conservatory

Providing additional living space, the conservatory overlooks the rear garden with French doors providing access to the garden.

Kitchen / Breakfast Room

Modern kitchen benefits from ample worktop and storage space with integrated appliances to include double electric ovens and gas hob alongside plumbing for an automatic washing machine. Convenient space for a breakfast table is provided if required. Window overlooks the rear aspect whilst access is provided to the utility room.

Utility Room

Further worktop and storage space is provided with space for many free standing appliances. Door provides access to the garage whilst access to the rear garden is also provided.

Integral Garage

Benefitting from power and lighting, the garage offers the potential to be converted to create additional living space if required. Up and over door provides access to the garage from the front.



Downstairs W.C

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

Landing

Spacious landing provides access to all three bedrooms, family bathroom, airing cupboard and to the loft above. Window with frosted glass overlooks the side aspect.

Master Bedroom

Double bedroom, with window overlooking the front aspect, provides access to an en-suite and dressing room.

En-Suite

Modern white suite shower room comprises w.c, wash hand basin, shower cubicle and window with frosted glass overlooking the side aspect.

Dressing Room / Fourth Bedroom

Formerly the fourth bedroom, the room has been transformed into a large dressing room for the master bedroom with built-in wardrobes and window overlooking the front aspect. The room can be converted back to a bedroom if required.

Second Bedroom

Double bedroom with window overlooking the rear aspect.

Third Bedroom

Bedroom with window overlooking the rear aspect.

Family Bathroom

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

Outside

To the rear, the property boasts a mature rear garden enclosed with fenced borders. Hedgerows, plants and flowers throughout help to create a peaceful and tranquil setting whilst patio area provides a suitable seating area for entertaining and alfresco dining throughout the summer months. The garden also provides a summer house with additional patio area providing further seating and space to soak up the sun all day long. Gated side access leads to the front of the property where an additional lawned area is found alongside the driveway providing off-road parking for multiple vehicles.

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 (£2,736.28 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

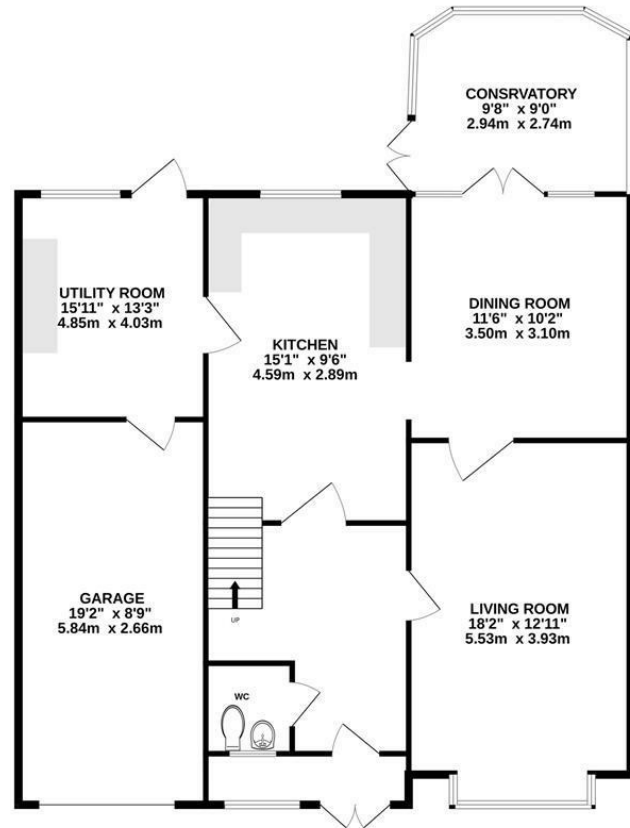
Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 40 Mbps, Ultrafast 1000 Mbps download speed.

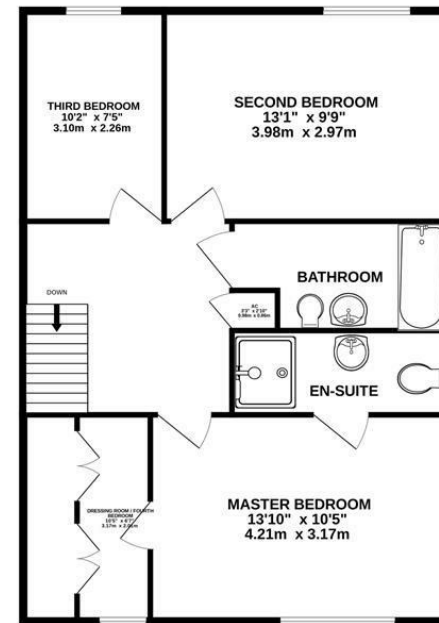
Mobile phone coverage: EE, Three, O2, Vodafone.



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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