



**Friars Orchard, Gloucester GL1 1GF**  
**£265,000**



# Friars Orchard, Gloucester GL1 1GF

• No onward chain • Three double bedroom modern townhouse • Immaculately presented throughout • Enclosed sun terrace accessed from the first floor living room • Secure undercroft parking • Potential rental income of £1,300 pcm • Gloucester City Council - Tax Band D (£2,138.06 per annum) 2024/2025 • EPC rating B83

**£265,000**



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

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## Rear Hallway

Accessed via the secure parking area, the area provides convenient space for shoes, coats and suchlike whilst providing access to a downstairs w.c and to the kitchen.

## Downstairs W.C

White suite cloakroom comprising of w.c and wash hand basin.

## Kitchen / Dining Room

The modern kitchen area boasts ample worktop and storage space with integrated electric oven and gas hob. Plumbing is also provided for a dishwasher and automatic washing machine. Breakfast bar offers a seating area whilst providing separation from the dining area itself. Window overlooks the front aspect of the property with front door providing access to the pavement. Stairwell from the room leads to the first floor living room.

## Living Room

The light & airy room offers an ideal living space with an abundance of natural light streaming into the room via the French doors opening to the sun terrace. Access from the living room is provided to the first floor landing area.

## First Floor Landing

Enclosed landing area provides access to bedroom three and to a secondary stairwell leading to the second floor of the property.

## Bedroom Three

Currently utilised as a home office, the double bedroom benefits from a built-in storage cupboard and French doors opening to a Juliet balcony facing to the front aspect of the property.

## Second Floor Landing

Spacious landing area provides access to two further double bedrooms and to the family bathroom.

## Bedroom One

Double bedroom with large window overlooking the rear aspect.

## Bedroom Two

Double bedroom with large window overlooking the front aspect, access to a built-in wardrobe and access to an additional storage cupboard. Access to the loft is also provided via drop down ladder.

## Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin and bath with shower attachment over.

## Location

Situated in the heart of the historical Gloucester City centre, within a short walking distance to the popular Gloucester Quays development, this apartment provides ideal access to an array of shops, bars, and restaurants alongside various other amenities. Within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for both professionals, first time buyer and investors alike.

## Outside

Externally the property boasts a spacious sun terrace accessed via the living room on the first floor. Laid to patio, the area is an ideal space for alfresco dining and entertaining. The property is completed by secure undercroft parking accessed via code entry or fob with direct access to the property itself available from the parking area.

## Material Information

Tenure: Leasehold - 999 year lease from 1/7/14 with 989 years remaining. Service charge of approximately £819.96 paid in quarterly instalments to include building insurance and general maintenance of the communal area and grounds. All costs payable to the management company A Dandy Wren  
\*Information correct as of 07/02/2025\*

Local Authority and Rates: Gloucester City Council - Tax Band D (£2,138.06 per annum) 2024/2025.

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

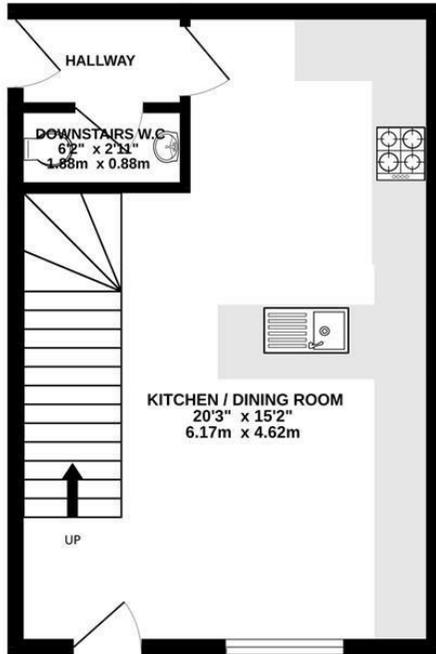
Heating: Electric Heating

Broadband speed: Basic 16Mbps, Superfast 80Mbps, Ultrafast 1000Mbps - Highest available download speed

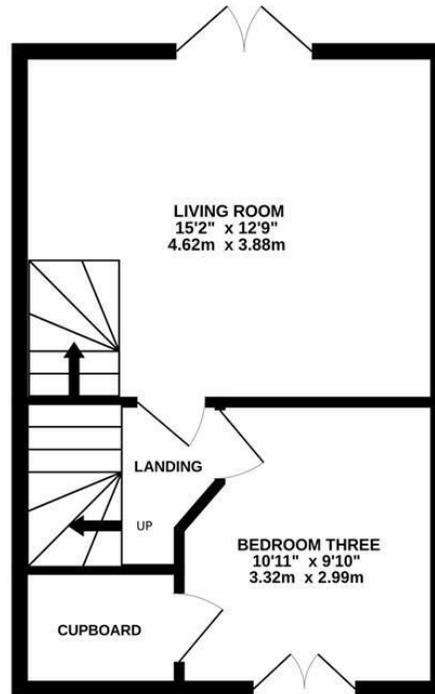
Mobile phone coverage: EE, Vodafone, Three, O2.



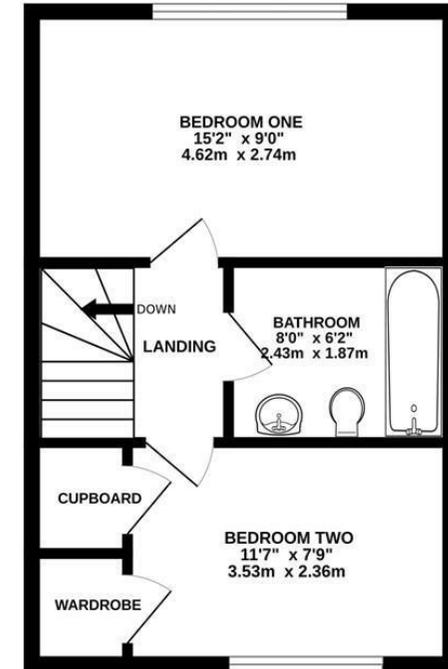
**GROUND FLOOR**  
349 sq.ft. (32.5 sq.m.) approx.



**1ST FLOOR**  
350 sq.ft. (32.5 sq.m.) approx.



**2ND FLOOR**  
359 sq.ft. (33.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.**

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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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.

