



**Well Cross Road, Gloucester GL4 6RA**

**£325,000**



# Well Cross Road, Gloucester GL4 6RA

- No onward chain
- Three bedroom semi-detached family home on an elevated position
- Stunning views across Gloucester to the Malverns
- Integral garage & off-road parking
- Private & enclosed rear tiered garden
- EPC rating C69
- Gloucester City Council - Tax Band C (£1,731.94 per annum)

**£325,000**

## Accommodation

Positioned on an elevated position on a no through road, Well Cross Road is an area with much to offer prospective buyers.

Unique in design, the property opens to the first floor providing access to the kitchen benefitting from ample storage and worktop space as well as integrated appliances to include an hob and oven. From the kitchen, this leads to convenient utility area with plumbing for an automatic washing machine whilst opening through to the integral single garage with an up and over door to the front.

Three additional rooms are located on the first floor of the property. One is currently utilised as the master bedroom with built in wardrobes overlooking the front aspect whilst another room is currently utilised as a lounge benefitting from stunning far reaching views over across Gloucester and towards the Malverns and May Hill in the distance. The final room on this level is the family bathroom to include w.c, wash hand basin and corner bath as well as a built in cupboard housing the combi boiler.

Taking the stairs leading down to the ground floor accommodation, two additional rooms are found which can be utilised as additional reception rooms or further bedrooms both with sliding doors opening to the beautifully landscaped rear garden. A spacious storage cupboard below the stairwell offers the potential to be converted to an additional w.c, if required.

## Outside

To the rear, the property boasts a private and enclosed tiered rear garden with spacious decking area ideal for

alfresco dining in the summer months and again benefitting from the far reaching views. Steps leads down to the second level of the garden with a peaceful seating area. Additional steps from the decking area leads to the gated side access opening to the front of the property where off-road parking in front of the garage and the potential to make further off-road parking, if required.

## Location

This highly sought after location, within close proximity of Robinswood Hill Country Park accessed via a pathway on Well Cross Road itself at the end of the cul-de-sac, is ideal for working professionals, first time buyers and those looking for a quieter paced lifestyle, having various transport links to both Cheltenham and Bristol, in addition to a direct link to London Paddington from Gloucester train station. 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 historic Cathedral and various listed buildings alongside the premiership Kingsholm rugby ground.

## Local Authority, Services & Tenure

Gloucester City Council - Tax Band C (£1,731.94 per annum).

Mains water, drainage, gas and electricity are connected to the property.

Freehold.



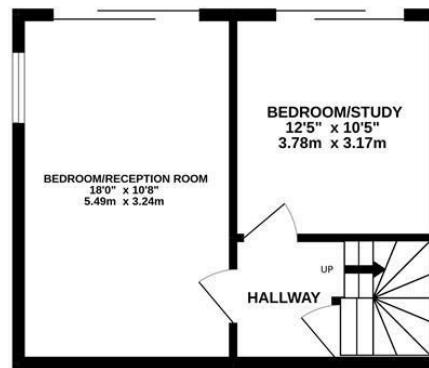
Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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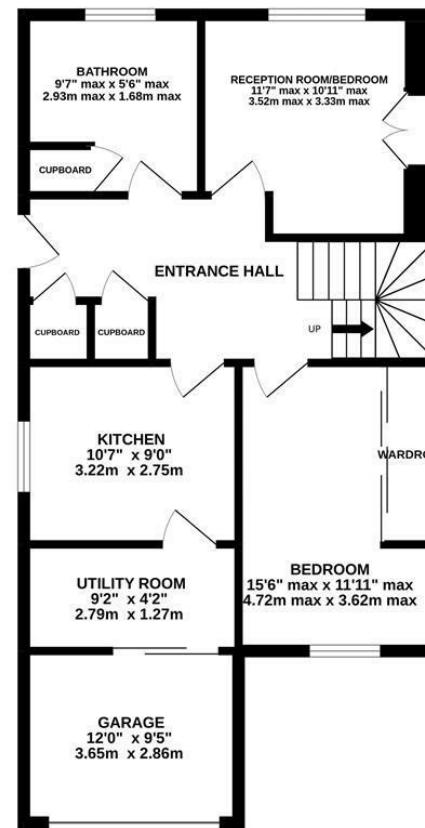
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BASEMENT



GROUND 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		Current	Potential
Very energy efficient - lower running costs			
(0-16) A			
(17-40) B			
(41-60) C			
(61-80) D			
(81-90) E			
(91-100) F			
(101+) G			
Not energy efficient - higher running costs			
England & Wales		85	69
		EU Directive 2002/91/EC	

