



**Cemetery Road, Saintbridge GL4 6PB**  
**Offers Over £290,000**



# Cemetery Road, Saintbridge GL4 6PB

- Characterful & extended three double bedroom family home
- Generous living accommodation with multiple reception rooms
- Enclosed & private rear garden
- Off-road parking for two vehicles to the rear
- Positioned on a generous sized plot
- Money saving solar panels
- Potential rental income of £1,200 pcm
- EPC rating D56
- Gloucester City Council - Tax Band B (£1,662.93 per annum)



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

## Offers Over £290,000

### Entrance Hallway

Hallway provides access to the living room, dining room and stairwell leading to the first floor.

### Living Room

Generous sized living room with bay window overlooking the front aspect and additional window to the side aspect allowing an abundance of natural light into the room.

### Dining Room

Cosy dining room with potential to be utilised as an additional living room if required. Log burner helps to create the warm and cosy feel to the room. Window overlooks the front aspect whilst access is provided to a storage cupboard beneath the stairwell and to the kitchen.

### Kitchen

Characterful kitchen benefits from ample worktop space with storage above and below, underfloor heating, Belfast sink and plumbing for a dishwasher. Window overlooks the breakfast room whilst door provides access to the breakfast room itself. The kitchen continues through to an internal hallway with pantry style storage which continues through to the garden room to the rear.

### Breakfast Room

Accessed from the kitchen, the room is conveniently utilised as a breakfast room by the present owners. Many windows to the side and above creates a light and airy space. The room continues through to additional storage space with built-in cupboard to the rear.

### Garden Room

Added by the present owners, the garden room overlooks the rear aspect via French doors which provide access to the garden itself. A second Belfast sink and worktop space is found creating a utility area with plumbing for an automatic washing machine. Access is also provided to a downstairs w.c.

### Downstairs W.C

Cloakroom comprising of w.c, wash hand basin and window with frosted glass overlooking the front aspect.

### Landing

The landing area provides immediate access to the master bedroom from the

top of the stairwell to the right. The landing continues to flow to the rear of the building providing access to two further double bedrooms and the family bathroom.

### Bedroom One

Double bedroom with windows overlooking the front and side aspect and access to built-in wardrobe space above the stairwell.

### Bedroom Two

Double bedroom with two windows overlooking the front aspect

### Bedroom Three

Double bedroom with two windows overlooking the front aspect and additional window overlooking the rear garden.

### Bathroom

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

### Outside

Externally the property benefits from a beautifully maintained rear garden enclosed with fenced borders. Astro turf and patio area provide convenient seating areas whilst hedgerows and planting help to create a peaceful and tranquil setting. The garden continues through to an additional area to the rear where off-road parking is provided for two vehicles accessed via double gates. An additional gate to the side provides further access to the road from the garden.

### 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

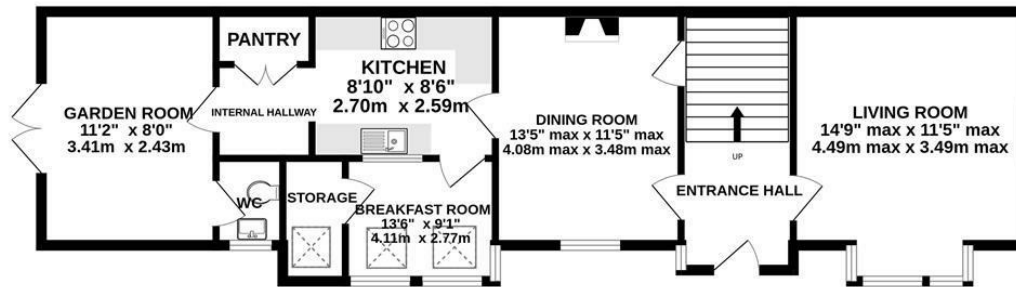
Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,588.49 per annum).

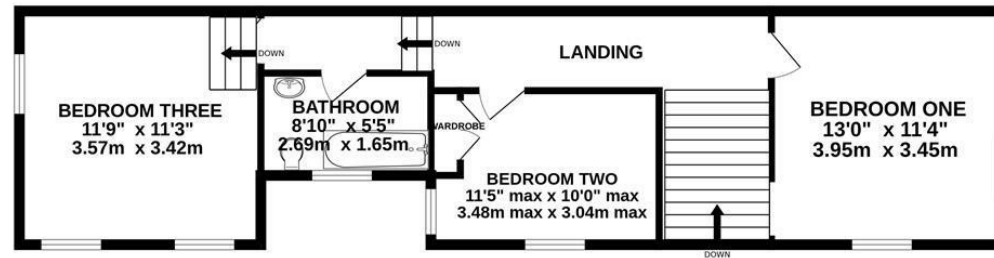
Electricity supply: Mains with solar panels generating further power.



GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1412 sq.ft. (131.1 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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