



Chiltern Road, Quedgeley GL2 4TU
£325,000



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• Two / three bedroom detached bungalow • Generous & flexible living accommodation • Modern white suite shower room • Front & rear mature gardens • Single garage providing potential to create further living space • Driveway for multiple vehicles • EPC rating D65 • Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026

£325,000



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

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Entrance Hallway

Spacious hallway provides access to the living room, shower room, kitchen, both bedrooms and to two storage cupboards.

Living Room

Generous sized living room, currently utilised as a master bedroom, with window overlooking the front aspect and smaller window allowing light into the property via the side aspect.

Kitchen

Fitted kitchen boasts ample worktop and storage space with space for free standing appliances. Access is provided to a porch to the side which doubles up as a utility area with plumbing for an automatic washing machine. The kitchen continues to open through the dining room to the rear.

Dining Room / Bedroom Three

Currently used as a dining room and home office space, the room was previously a third bedroom accessed via a door from the living room. Window overlooks the front aspect.

Bedroom One

Double bedroom with built-in wardrobes and window overlooking the rear aspect.

Bedroom Two

Currently used as a smaller living room, the double bedroom opens through to the conservatory to the rear.

Conservatory

Light and airy conservatory offers additional living space whilst overlooking the rear garden. French doors provide access to the rear garden itself.

Outside

To the rear, the property boasts a beautifully landscaped garden with patio and lawned areas enclosed with fenced borders. Personal use door provides access to the rear of the garage which benefits from

power and lighting offering the potential to be converted to create further living space if required. Large driveway offers off-road parking for multiple vehicles with an additional lawned area creating further garden area.

Location

Established and highly sought after, Quedgeley offers various amenities to include a large Tesco and Aldi superstores, Post Office, shopping outlets, eateries in addition to both primary and secondary schools and transportation links. Situated approximately 5 miles from Gloucester City Centre the location is ideal for both professionals and families alike. The property is also just a 2 minute walk from the Elmore Lane Bridge that gives access to the Gloucester & Sharpness Canal walking and cycling routes (see photograph) that in one direction can take you into the heart of Gloucester. A further 2 minutes walk will take you to the countryside and riverside walks along the Severn Way public footpath. A children's play park, nature reserve and community orchard are all just 5 minutes from the house.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band C (£1,990.01 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

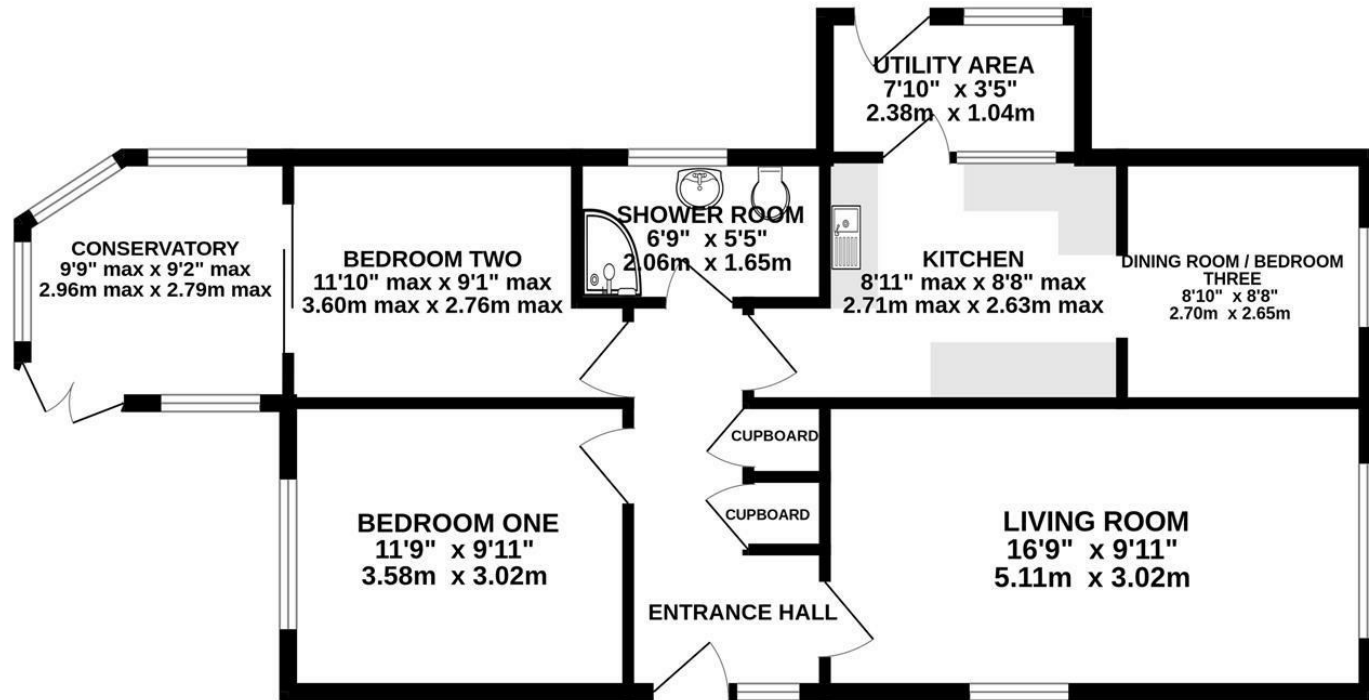
Heating: Gas central heating.

Broadband speed: Basic 14 Mbps, Superfast 66 Mbps, Ultrafast 1000 Mbps download speed.

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



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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