

Friars Orchard, Gloucester GL1 1GF

£265,000

naylor powell

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• Three double bedroom end of terrace modern townhouse • No onward chain • Enclosed sun terrace accessed from the first floor living room • Immaculately presented throughout • Secure under croft parking • Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027 • Potential rental income of £1,450 pcm

£265,000

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Entrance Hallway
Hallway provides access to the kitchen and stairwell leading to the first floor of the property.

Kitchen/Dining Room
The open plan room provides suitable space for a dining area next to the large window overlooking the front aspect. The kitchen itself benefits from ample worktop and storage space with integrated gas hob and electric oven alongside plumbing for an automatic washing machine and dishwasher. Door to the rear of the room opens to an internal hallway.

Rear Hallway
Suitable for shoes and coats, the hallway provides access top a downstairs w.c and opens to the car park to the rear.

Downstairs W.C
White suite cloakroom comprising w.c and wash hand basin.

First Floor Landing
Spacious landing provides access to one of the bedroom, living room and second staircase leading to the second floor.

Living Room
The light and airy room allows an abundance of natural light into the room via the French doors providing access to the private sun terrace.

Sun Terrace
Accessed via the living room on the first floor, the property boasts a spacious sun terrace. Laid to patio, the area is an ideal space for alfresco dining and entertaining.

Bedroom Three
Double bedroom with window overlooking the front aspect and access to a large built-in storage cupboard.

Second Floor Landing
Landing area provides access to the other two bedrooms and family bathroom.

Bedroom One
Double bedroom with window overlooking the rear aspect.

Bedroom Two
Double bedroom with window overlooking the front aspect and access to a built-in storage cupboard and wardrobe.

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

Outside
The property benefits from a secure under croft parking space accessed via code entry or fob with direct access to the property itself available from the parking area.

Location
Situated in the heart of the historical Gloucester City centre, within a short walking distance to the popular Gloucester Quays development, Friars Orchard 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.

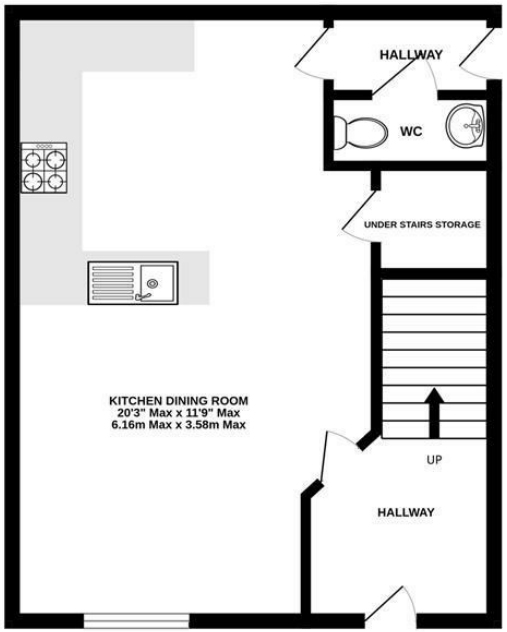
Material Information
Tenure: Leasehold - 999 year lease from 1/7/14 with 988 years remaining. Service charge of approximately £860 per annum paid in quarterly instalments to include building insurance and general maintenance of the communal area and grounds. All costs payable to the management company A Dandy Wren
Information correct as of 19/06/2026

Local Authority and Rates: Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband speed: Basic 16Mbps, Superfast 80Mbps, Ultrafast 1000Mbps - Highest available download speed
Mobile phone coverage: EE, Vodafone, Three, O2.

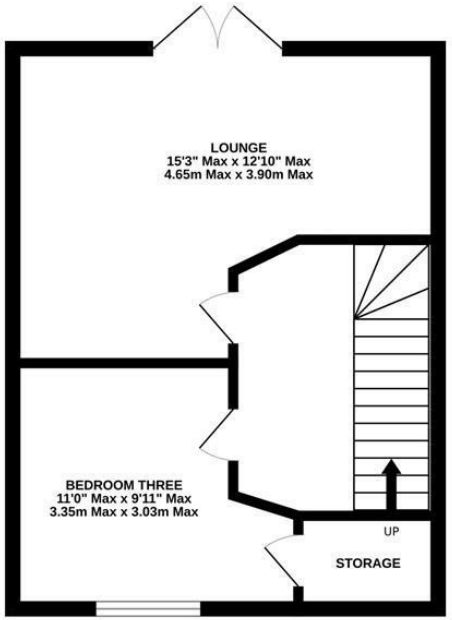




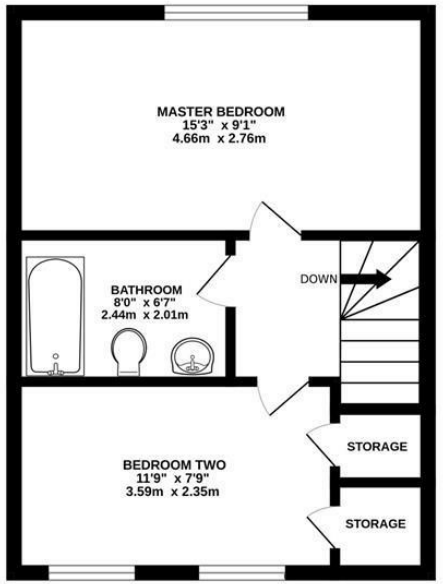
GROUND FLOOR



1ST FLOOR



2ND 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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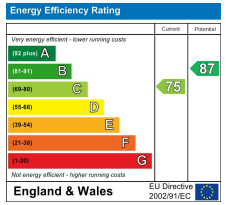
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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