



**29 Maldon Gardens, Gloucester GL1 4PS**

**£175,000**



## 29 Maldon Gardens, Gloucester GL1 4PS

• Two bedroom end of terrace property • Off-road parking for one vehicle. • Enclosed garden • Potential rental income of £1050 pcm • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026 • EPC rating D68

**£175,000**



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

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### Entrance Hallway

The entrance of the property provides a space for coats, shoes and such like.

### Kitchen

Modern gally style kitchen with electric oven and gas hob with extractor fan above alongside space for washing machine, tumble dryer and freestanding fridge freezer. Window to front aspect.

### Living Room

Large living area with sliding door to the conservatory and stairs to first floor.

### Conservatory

Generously sized conservatory allowing multiple usage and plenty of natural light.

### Landing

Access provided to family bathroom and both bedrooms with access to a storage cupboard.

### Master Bedroom

Large double bedroom with storage cupboard and window to front aspect.

### Second Bedroom

Double bedroom with window to rear aspect.

### Outside

To the front of the property a grass frontage with a gated storage area to the side and a parking space available. To the rear of the property a patio and grassed garden area with space for a shed as seen in photos.

### Location

Tredworth is a well-established residential area located just to the south-east of Gloucester city centre, offering convenient access to a wide range of local amenities, shops and services. The area benefits from excellent transport links, with easy access to Gloucester Railway Station and major road connections including the M5 motorway, making it ideal for commuters. A variety of local schools, parks and everyday facilities are within easy reach, while the shops, restaurants and leisure facilities of Gloucester Quays are also just a short distance away. Tredworth remains popular with first-time buyers, families and investors seeking well-located homes close to the city centre.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

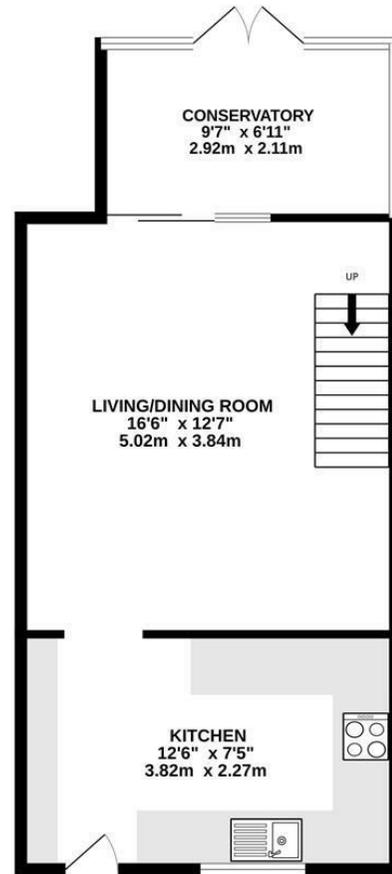
Heating: Gas central heating.

Broadband speed: Basic 25 Mbps, Ultrafast 1000 Mbps download speed.

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



GROUND FLOOR



1ST 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 operation or efficiency can be given.  
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