



**Oxford Road, Gloucester GL1 3EE**

**£270,000**





## Oxford Road, Gloucester GL1 3EE

- Three-bedroom terraced family home
- Generously sized rear garden
- Popular central location
- Potential rental income of £1250 pcm
- Ideal for first time buyers or investors
- Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027
- EPC rating of D64



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

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### Entrance Hallway

Light and airy entrance with under stairs storage space for coats, shoes and such like. Access to all downstairs rooms and stairs to first floor.

### Living/Dining Room

Generously sized living/dining room with scope to adjust to taste with bay window to front aspect and window to rear aspect.

### Kitchen

Spacious kitchen with plenty of worktop space and floor to ceiling cupboards with french doors leading to garden.

### Master Bedroom

Generously sized master bedroom with plenty of space for storage completed with windows to front aspect.

### Second Bedroom

Large double bedroom with scope for storage and window to rear aspect.

### Third Bedroom

Double bedroom with window to rear aspect.

### Bathroom

White suite comprising bath with shower overhead, wash hand basin and w.c completed with window to side aspect.

### Outside

To the rear of the property lies a generously sized garden with a gate to allow rear access.

### Location

The characterful and favoured residential setting of Kingsholm is located half a mile and mile respectively from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be favoured by a working professionals and families. Whilst the heart of the suburb provides the home to the Ofsted rated 'Outstanding' Kingsholm Church of England Primary School, alongside the Premiership Rugby ground which holds various events throughout the year.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

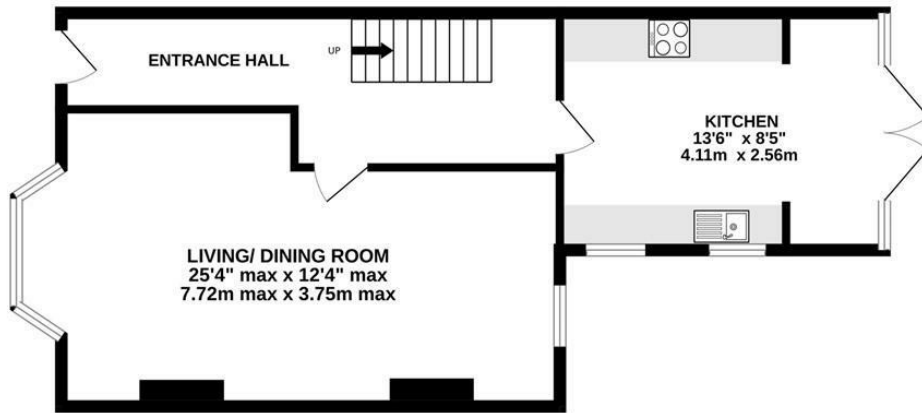
Heating: Gas central heating.

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 operability or efficiency can be given.  
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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.

