



Sisson Road, Gloucester GL2 0RA
£370,000



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• Three bedroom semi-detached family home • Off-road parking • Generously sized rear garden • Versatile living accommodation • Popular central location • EPC rating TBC • Gloucester City Council - Tax Band C (£2,087.26 per annum 2026/2027)

£370,000



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

Entrance Hallway

Spacious entrance with space under the stairs for the storage of coats, shoes and such like.

Living/Dining Room

Generously sized room split into a living and dining area. Living space comprising fireplace and bay window to front aspect. Dining area completed with double doors through to sunroom.

Kitchen

Modern galley style kitchen comprising built in double oven, hob built into worktop, dishwasher, washing machine and room for fridge freezer.

Sunroom

Cosy sunroom with window to rear aspect and stable door to the garden.

Master Bedroom

Large double bedroom with plenty of built in wardrobe and storage space with window to front aspect.

Second Bedroom

Double bedroom with built in wardrobe and storage cupboard with window to rear aspect.

Third Bedroom

Single bedroom with scope to also be used as a work from home space with window to rear aspect.

Outside

To the front of the property there is parking for one vehicle,

with side access to the garden area. The garden area comprising a pebble side path which allows plenty of storage followed by a patio area for entertainment with the garage located to the side. As the garden continues a path leads to a second seating area with an air raid shelter.

Location

A highly sought after suburb of the historic Gloucester City Centre, Longlevens offers potential purchasers with various local amenities to include local stores, hairdressers, primary and secondary schooling alongside transportation links ideal to both the city centre alongside Cheltenham to the north and Bristol to the south. The city centre itself continues to offer a variety of additional amenities and shopping destinations alongside direct train links to London Paddington set within the mix of historical charm and modern conveniences.

Material Information

Tenure: Freehold.

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.

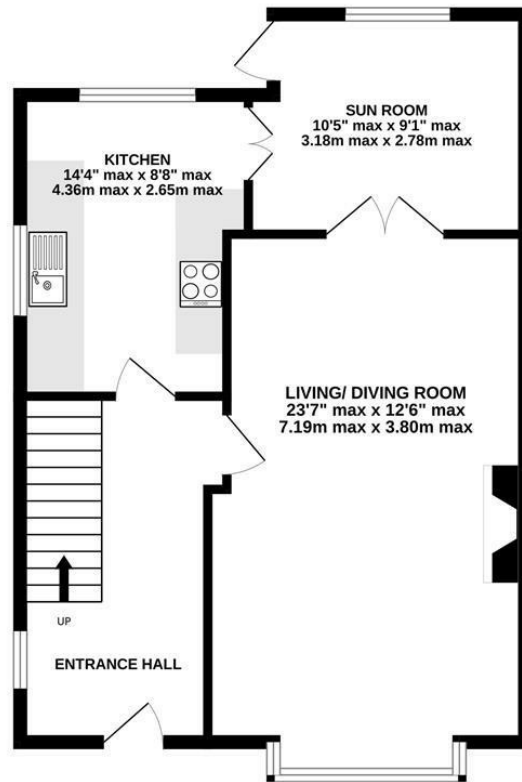
Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 74 Mbps, Ultrafast 1000 Mbps download speed.

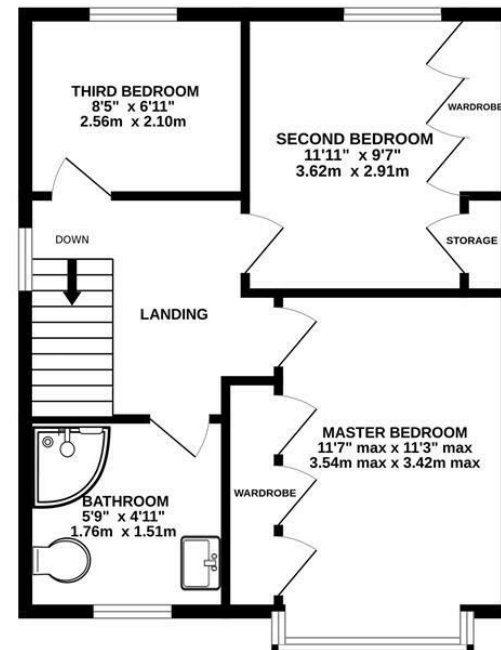
Mobile phone coverage: EE, Three, O2, Vodafone.



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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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 (plus) A			
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-10 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



