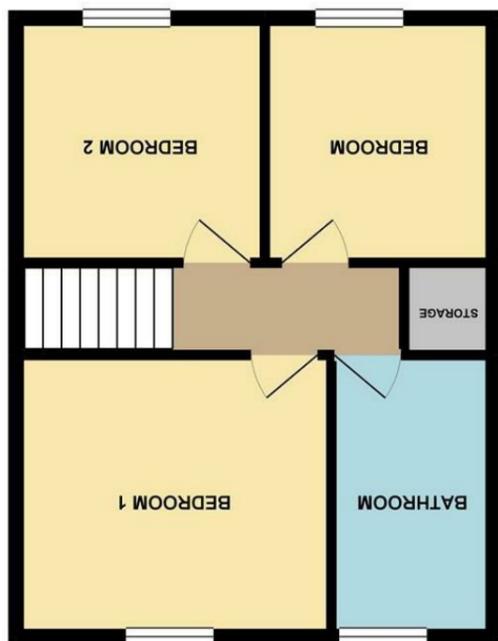
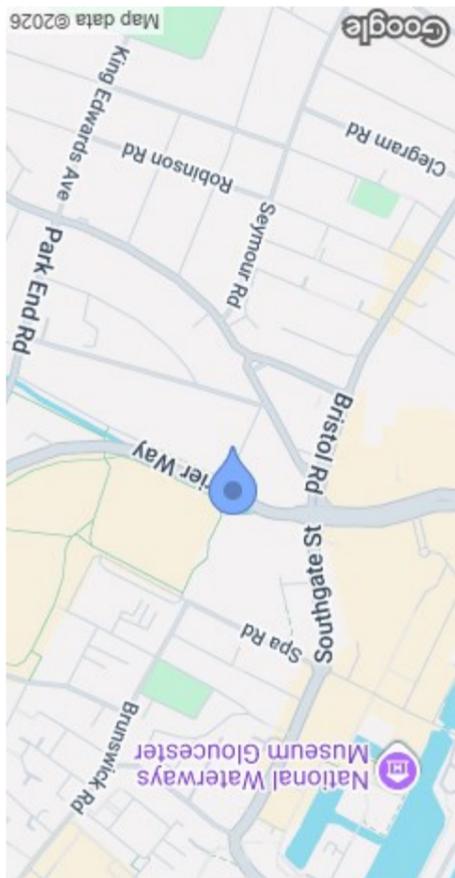




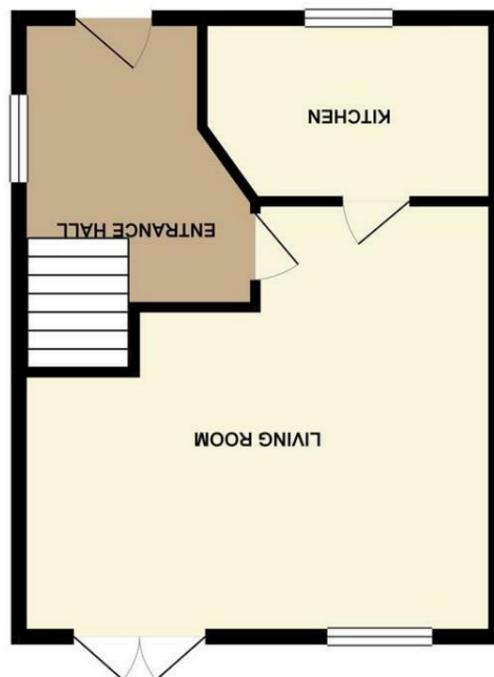
MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

While 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 or 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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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



1ST FLOOR



GROUND FLOOR



30A Weston Road
 Gloucester GL1 5AU



STEVE GOOCH
 ESTATE AGENTS | EST 1985

£269,950

A spacious three bedroom semi detached property in a central location with close proximity to Gloucester Quays and offered with no onward chain.

The accommodation comprises entrance hallway, living room, kitchen, master bedroom, bedroom two, bedroom three and bathroom.

Additional benefits include upvc double glazing, gas fired central heating, single garage, off road parking and a private enclosed rear garden.

A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham. Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.



Upvc door with opaque double glazed panels lead into:

ENTRANCE HALLWAY

Stairs leading off, upvc double glazed window to side elevation.

LIVING ROOM

17'11" x 16'4" max (5.47m x 4.98m max)

Power points, tv point, double radiator, upvc double glazed window to rear elevation and upvc double glazed French doors to rear elevation.

KITCHEN

10'9" x 6'5" (3.29m x 1.96m)

White kitchen comprising a range of base, drawer and wall mounted units, marble effect roll edge worksurface, one and a half bowl sink and drainer with a mixer tap, electric oven and hob with extractor hood, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, power points, upvc double glazed window to front elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space, storage cupboard with shelving and hanging rail, power point.

BEDROOM 1

10'5" x 10'4" (3.19m x 3.17m)

Power points, single radiator, upvc double glazed window to rear elevation.

BEDROOM 2

10'9" x 9'1" (3.29m x 2.78m)

Fitted wardrobe with hanging rail, power points, single radiator, upvc double glazed window to front elevation.

BEDROOM 3

10'8" x 6'10" (3.27m x 2.09m)

Power points, single radiator, upvc double glazed window to front elevation.

BATHROOM

White suite comprising bath with overhead shower, low level w.c., pedestal wash hand basin, plastic wall tiles, single radiator, wall mounted cupboards, upvc double glazed window to rear elevation.

OUTSIDE

To the front there is a concrete area enclosed by brick walling with a wrought iron gate. A wooden gate at the side leads through to the rear garden which has a patio and a lawned area.

There is also a:

SINGLE GARAGE

Up and over door to front elevation with parking in front.

AGENTS NOTE

The property was flooded in 2007 due to the extreme weather conditions.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: B
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the front of Gloucester Quays turn right at the lights onto Bristol Road taking the first left onto Stroud Road then take the next left onto Weston Road where the property can be found on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

