

59 Water Meadow, Gloucester GL2 4XR

Auction Guide £45,000

naylor powell

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• No onward chain • Separate fitted kitchen with rear garden access • Ideal investment opportunity • Allocated parking for one car • Enclosed rear garden • Convenient access to local amenities, Gloucester and the M5 • EPC rating of TBC • Gloucester City Council - Tax Band A (£1,595.99 per annum) 2026/2027

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

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Accomodation
The property offers a spacious open-plan living and sleeping area, featuring a cleverly designed built-in bed set within an attractive arched recess, creating a defined sleeping space within the main room. There is ample space for lounge furniture, with the main entrance door providing access directly into the living area. The separate kitchen is fitted with a range of wall and base units, work surfaces, tiled splashbacks and space for appliances, with a door providing direct access to the rear garden.

The accommodation is completed by a separate bathroom fitted with a three-piece suite comprising a bath, wash basin and WC, complemented by part-tiled walls and a frosted window. Outside, the enclosed rear garden provides useful outdoor space. Offering an individual layout with the benefit of a separate kitchen and bathroom, the property would make an ideal first-time purchase or investment opportunity, with scope for modernisation and improvement.

Outside
The property benefits from an enclosed rear garden, providing a private outdoor space with a paved patio area and lawn, bordered by timber fencing. There is a pathway leading through the garden, with established shrubs and planting adding some greenery. The property also benefits from allocated parking for one car, offering convenient off-road parking.

Location
Situated in the popular residential area of Quedgeley, south of Gloucester, the property is conveniently located for a range of local shops, supermarkets, cafés and schools. Gloucester city centre is easily accessible, offering a wider range of shopping and leisure facilities, together with a mainline railway station. The nearby A38 and M5 also provide excellent road links towards Bristol, Cheltenham and beyond.

Material Information
Leasehold with 59 years remaining. All other leasehold information TBC.
Local authority and rates: Gloucester City Council - Tax Band A (£1,595.99 per annum) 2026/2027.
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Broadband speed: Basic 18 Mbps, Superfast 80 Mbps - Highest available download speed.
Mobile phone coverage: EE, Vodafone, Three, O2.

Auction Information
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation
Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information
Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase
price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the
Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the
service is taken. Payment varies but will be no more than £450. These services are optional.





GROUND FLOOR



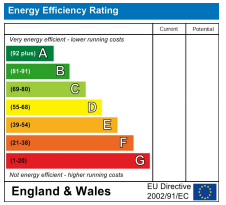
59 WATER MEADOW

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.



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