

TG

SALES & LETTINGS



Podsmead Road, Podsmead, Gloucester Gloucestershire GL1 5PA

£450,000

- Substantial Family Home
- Four Double Bedrooms & Single 5th
- Three Reception Rooms
- Gally Style Kitchen
- Two Bathrooms
- Ample off Road Parking
- Corner Plot
- Walking Distance to All Local Schools

The Property

A SUBSTANTIAL FIVE-BEDROOM SEMI-DETACHED FAMILY HOME OFFERING FLEXIBLE LIVING ACCOMMODATION, ALL CONVENIENTLY POSITIONED WITHIN EASY REACH OF GLOUCESTER CITY CENTRE, LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS

Occupying a corner plot, this spacious semi-detached home offers an abundance of versatile accommodation, making it an ideal choice for growing families or those seeking additional space for home working, hobbies or multi-generational living.

The property is entered via a welcoming entrance hall, leading to three well-proportioned reception rooms. Whether utilised as formal living and dining rooms, a family room, playroom or home office, the adaptable layout allows the accommodation to be tailored to suit a variety of lifestyles. Complementing the living space is a separate galley kitchen, offering ample storage and worktop space with scope for further personalisation if desired.

The first floor comprises three of the five bedrooms, all served by a well-appointed bathroom. The second floor completes the interior, offering two further bedrooms.

Outside, the property enjoys a mature rear garden, offering plenty of space for children to play, outdoor entertaining or simply relaxing during the warmer months and to the front, there is off-road parking for three cars.

Podsmead Road is well placed for a wide range of local amenities, including schools, supermarkets and regular public transport services. Gloucester City Centre and the popular Gloucester Quays development are both within easy reach, offering an excellent selection of shops, restaurants, bars and leisure facilities.

Viewing is highly recommended to appreciate the size and versatility of the accommodation on offer.



Situation

Situated in the popular location of Linden with excellent links to the City Centre it boasts a wealth of local amenities including doctors, dentist, a range of local stores, Linden Primary School and the nearby Ribston Hall High School. The City Centre is approximately a mile away, where you can unlock all the benefits of City living. Gloucester continues to grow with the Gloucester Quays development, being a very popular lure to the City. The public transport links run a regular service throughout the City and Gloucester Railway Station links to Cheltenham, Stroud and Bristol. With regular trains running to London Paddington taking approximately two hours. The M5 motorway provides excellent access travelling Northbound and Southbound.

Directions

SATNAV postcode GL1 5PA

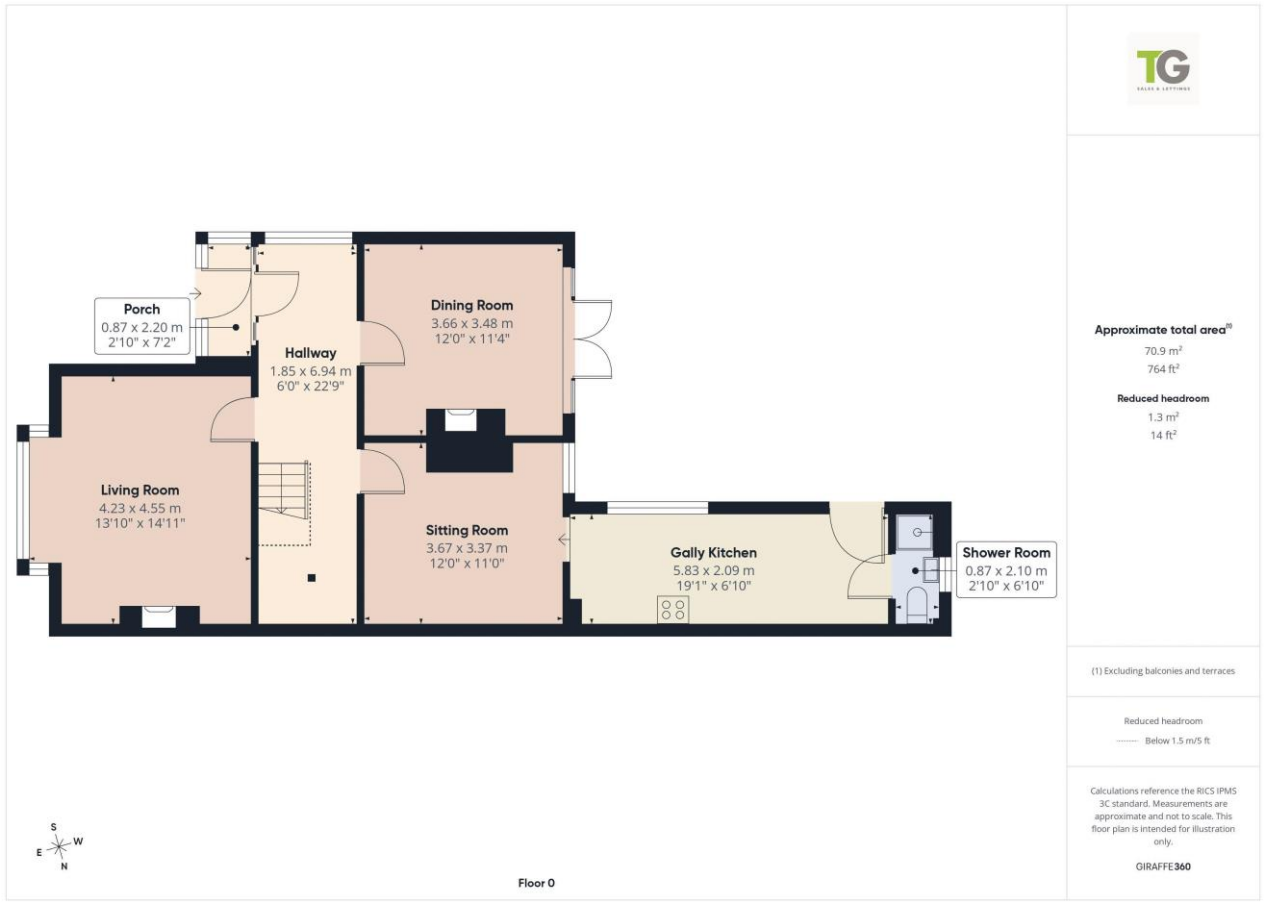
Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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