



6 Podsmead Place

Gloucester, GL1 5PD

Guide price £320,000



Murdock & Wasley Estate Agents are pleased to bring to the market this three-bedroom semi-detached home with plenty of future potential, situated in a popular location close to top achieving schools, fantastic transport links and local amenities.

Offered with no onward chain, the property requires modernisation throughout but offers excellent potential for improvement. The generous plot provides scope for future extension or development (subject to the necessary planning consents).

Outside, there is a good-sized rear garden and a driveway providing off-road parking for four to five vehicles.



Entrance Hall

Accessed via upvc double glazed door, power points, telephone point, radiator, dado rail, stairs to first floor landing. Doors lead off:

Kitchen

Range of base, wall and drawer mounted units, laminate worksurfaces, stainless steel sink unit with a mixer tap over. Appliance points, power points, eye level double oven/ grill with four ring electric hob and extractor hood over. Space for fridge and dishwasher, radiator, inset ceiling spotlights, storage cupboard, rear aspect upvc double glazed window.

Hallway

Power points, radiator, polycarbonate roof, rear aspect sliding upvc double glazed doors. Door to:

Utility

Base mounted units, laminate worksurface, power points, radiator, space for fridge/ freezer, tumble drier and washing machine, front aspect wooden glazed window. Door to:

Cloakroom

Low level wc, tiled flooring, side aspect glazed window.

Dining Room

Tv point, power points, radiator, feature electric fireplace, space for dining table, coving, front aspect upvc double glazed bay window. Opening to:

Lounge

Tv point, power points, radiator, feature open fireplace, coving, rear aspect sliding aluminium doors to the:

Conservatory

Of upvc construction with a double glazed roof. Power points, radiator, tiled flooring.

Landing

Access to loft space, dado rail, side aspect upvc double glazed window. Doors lead off:

Bedroom One

Power points, radiator, built in wardrobes, wooden door to airing cupboard housing the Worcester gas fired boiler and immersion heater, rear aspect upvc double glazed window.

Bedroom Two

Power points, radiator, coving, front aspect upvc double glazed bay window.

Bedroom Three

Power points, radiator, front aspect upvc double glazed window.

Shower Room

Suite comprising step in shower cubicle with electric shower, pedestal wash hand basin, low level wc. Heated towel rail, fully tiled walls, inset ceiling spotlights, side aspect upvc double glazed window.

Outside

Wrought iron gates open onto a private driveway providing off-road parking for four to five vehicles, along with a car port and attractive flower borders.

The rear garden is generous and well maintained, featuring a central paved pathway flanked by neatly kept lawns and mature shrubs. To the rear, a private patio area with trellis detailing offers an ideal space for outdoor dining. The garden also benefits from a wooden workshop with power and lighting, a further storage shed and a greenhouse. Enclosed by fencing and established greenery, the garden enjoys a good degree of privacy while remaining light and open, perfect for families and keen gardeners alike.

Agents Note

This property is subject to a probate application. Although it has been applied for, it is not yet granted.

Tenure

Freehold

Local Authority

Gloucester City Council
Council Tax Band: C

Services

Mains water, gas, electricity and drainage.

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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