

14 Colin Road, Barnwood GL4 3JL

£335,000

naylor powell

14 Colin Road, Barnwood GL4 3JL

• No onward chain • Three bedroom detached family home • Private and enclosed rear garden • Ample off road parking • Situated in the popular suburb of Barnwood • Great transport links to Gloucester and Cheltenham • Utility room and downstairs WC • Two reception rooms • EPC E51 • Tax Band D - Gloucester City Council - £2,348.17 per annum (2025/26)

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950
hucclecote@naylorpowell.com
www.naylorpowell.com

£335,000

Entrance Hall
The entrance hall features a radiator, picture rail and stairs rising to the first-floor landing. An under-stairs storage cupboard provides useful additional space, with doors leading to the ground-floor rooms.

Kitchen
Fitted with a range of base, wall and drawer units with laminate work surfaces and a stainless-steel sink unit with mixer tap. There is an integrated double oven/grill, four-ring gas hob with extractor hood above, and space for a washing machine. Additional features include a radiator, partly tiled walls, inset ceiling spotlights and a side-aspect uPVC double-glazed window. Open access leads through to the utility room.

Utility Room
Space for a larder fridge/freezer and tumble dryer. A rear-aspect uPVC double-glazed door provides access to the garden, with a door leading to the WC.

WC
Comprising a low-level WC, tiled flooring and a side-aspect uPVC double-glazed window.

Dining Room
Featuring a radiator, picture rail and a character fireplace with gas fire inset. A rear-aspect wooden glazed door opens into the Garden room.

Garden Room
Timber framework and a polycarbonate roof, providing a lovely additional living space overlooking the garden.

Living Room
A comfortable reception room with radiator and picture rail. A feature fireplace with gas fire inset forms a focal point, while a front-aspect uPVC double-glazed bay window allows plenty of natural light.

First Floor Landing
Provides access to the loft via a drop-down ladder and benefits from a side-aspect uPVC double-glazed window. Doors lead to all bedrooms and the bathroom.

Master Bedroom
A generously sized double bedroom featuring a radiator, picture rail and a front-aspect uPVC double-glazed bay window.

Bedroom Two
With radiator and picture rail, this bedroom also houses an airing cupboard containing the Vaillant gas-fired combination boiler. Rear-aspect uPVC double-glazed window.

Bedroom Three
Includes a radiator, picture rail and a front-aspect uPVC double-glazed window.

Family Bathroom
Fitted with a modern suite comprising a step-in shower cubicle with mains-fed shower, low-level WC and vanity wash hand basin with mixer tap and storage beneath. Complemented by a heated towel rail, partly tiled walls, uPVC wall panelling and a rear-aspect uPVC double-glazed window.

Outside
To the front, a tarmac driveway provides convenient off-road parking, with a wooden side gate giving access to the rear garden.
The west-facing rear garden enjoys afternoon and evening sun and is designed for low maintenance, featuring a level lawn, paved patio areas ideal for outdoor dining, and a raised decking area with timber shed and outside tap. Fully enclosed, the garden offers a good degree of privacy and is well-suited for both relaxation and entertaining.

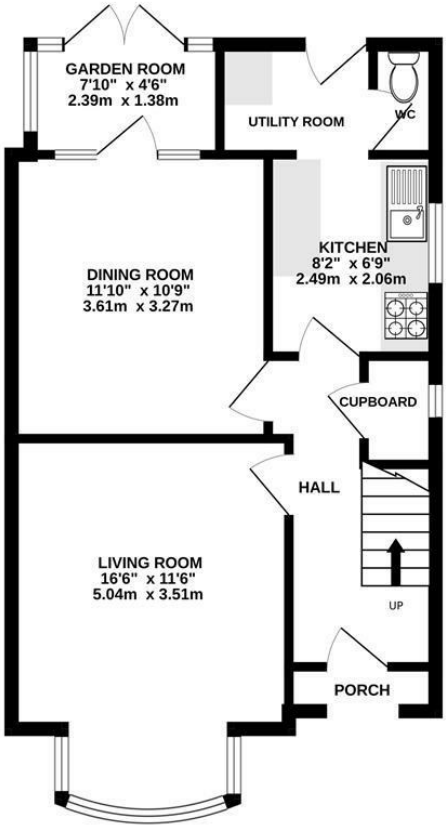
Location
Located in the popular suburb of Barnwood. Various local amenities include the schools, Barnwood Primary and Hillview primary as well as access to several secondary and grammar schools being located within the city. A short distance from access to the M5 provides ideal links to Cheltenham, Cirencester, and Bristol, whilst a direct line to London Paddington can be located at Gloucester Station. The immediate locality offers various walks and open spaces within arguably one of Gloucester's most desirable established residential areas.

Material Information
Tenure: Freehold.
Council Tax band: D
Local authority and rates: Gloucester City Council - £2,348.17 per annum (2025/26)
Electricity supply: Mains

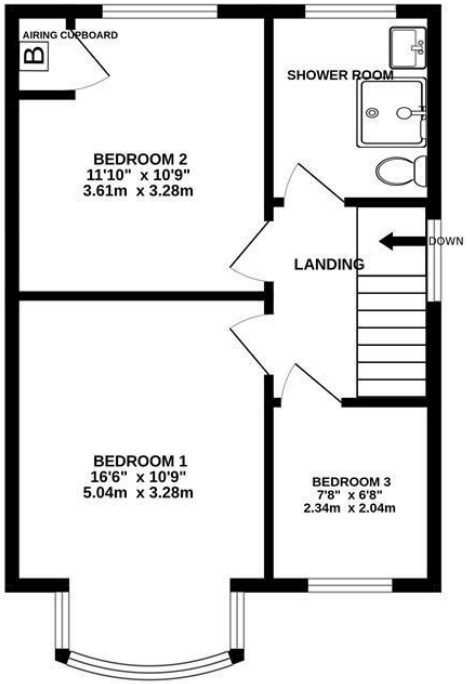




GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



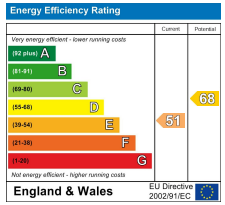
TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

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.
Made with Metropix ©2026

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.



naylor powell















