



**New Street, Gloucester GL1 5BA**

**£185,000**



## New Street, Gloucester GL1 5BA

• No onward chain • Two/three bedroom terraced property • Generous living accommodation with two reception rooms • Modern kitchen & bathroom • Enclosed rear garden • Situated within close proximity to the popular Gloucester Quays development • Potential rental income of £975 pcm • EPC rating TBC • Gloucester City Council - Tax Band A (£1,425.38 per annum)

**£185,000**



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

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### Living Room

Cosy living room area, with window overlooking the front aspect, provides access to the dining room and stairwell leading to the first floor accommodation.

### Dining Room

Generous sized dining room with built-in storage below the stairwell and within the recess. Window overlooks the rear aspect whilst access is provided to the kitchen.

### Kitchen

Recently refurbished, the modern galley kitchen benefits from ample worktop and storage space with integrated appliances to include double electric ovens and hob alongside plumbing for an automatic washing machine below. Window overlooks the side aspect whilst access is provided to an internal hallway to the rear.

### Internal Hallway

The space allows for further storage space if required whilst providing access to the garden and to the bathroom to the rear.

### Bathroom

Modern white suite family bathroom comprising of w.c, wash hand basin, heated towel rail, bath with shower attachment over and window with frosted glass overlooking the rear aspect.

### Landing

Landing area provides access to both bedrooms and to the loft above.

### Bedroom One

Double bedroom with window overlooking the rear aspect and access provided to an additional room to the rear.

### Dressing Room / Bedroom Three

Located to the rear of the bedroom, the room can be used as a third bedroom or nursery if required. Alternatively the room allows the potential to be converted to a dressing room or en-suite if required.

### Bedroom Two

Double bedroom with window overlooking the front aspect and built-in storage cupboard located above the stairwell.

### Outside

To the rear of the property, a private garden is found enclosed with fenced borders and mainly laid to lawn.

### Location

A popular location in the historic City of Gloucester, with easy access to the M5, New Street is ideally placed for local amenities including primary, secondary and grammar schooling. A short distance away is the newly developed Gloucester Quays, where a range of retail outlets can be found alongside restaurants, bars and cinema whilst the city centre is home to the historic Cathedral, various listed buildings, transport links to include the newly developed bus station and train station providing direct links to London Paddington. Robinswood Hill Country Park is half a mile from the property and open countryside approximately a mile away.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council Tax Band A (£1,425.38 per annum)

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

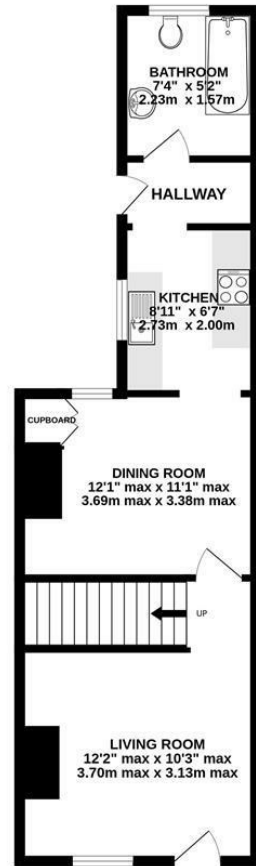
Heating: Gas central heating.

Broadband speed: Standard 11Mbps, Superfast 80 Mbps, Ultrafast 1000Mbps -Highest available download speed

Mobile phone coverage: EE, Vodafone, Three, O2.



GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 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.  
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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.

Energy Efficiency Rating		Current	Potential
192 (100)	A		
81-91	B		
39-40	C		
15-40	D		
1-10	E		
1-10	F		
1-10	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



