



Alvin Street, Gloucester GL1 3EH

£250,000



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• Three bedroom terraced property • Generous ground floor living accommodation • Private and enclosed rear garden with single garage • Located in the popular residential area of Kingsholm • Potential rental income of £1100pcm • EPC Rating to be confirmed • Gloucester City Council - Tax Band C (£1900.50 per annum)

£250,000



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

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Entrance Hallway

Hallway provides access to the living room, kitchen, downstairs w.c and stairwell leading to the first floor accommodation.

Kitchen

Kitchen benefits from ample worktop and storage space alongside space for free standing appliances. Window overlooks the rear aspect whilst door provides access to the garden.

Living Room

The generous sized and spacious lounge has an abundance of natural light streaming into the room from the two windows overlooking the front aspect.

Dining Room

Generous sized dining room with window overlooking the rear aspect. Access is also provided to the kitchen and living room.

Downstairs W.C

Fitted cloakroom comprising toilet, w.c, wash hand basin and heated towel rail.

Landing

Spacious landing area provides access to the loft above, all three bedrooms and the family shower room.

Bedroom One

Spacious double bedroom with window overlooking the rear aspect.

Bedroom Two

Spacious double bedroom with window overlooking the front aspect.

Bedroom Three

Single bedroom with window overlooking the front aspect.

Bathroom

Shower room comprising w.c, wash hand basin with storage below, shower cubicle and window with frosted glass overlooking the rear aspect.

Outside

To the rear, the property benefits from a gravelled rear garden enclosed with fenced borders. Single gate at the rear of the garden provides access to the single garage accessed via an up and over door benefitting from power and lighting inside,

Location

The characterful and favoured residential setting of Kingsholm is located half a mile respectively from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be favoured by a working professional. Whilst the heart of the suburb provides the home to the Ofsted Outstanding 'Kingsholm Church of England Primary School' alongside the Premiership Rugby ground which holds various events throughout the year.

Local Authority, Services & Tenure

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council- Tax Band C (£1900.50 per annum 2024/2025)

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

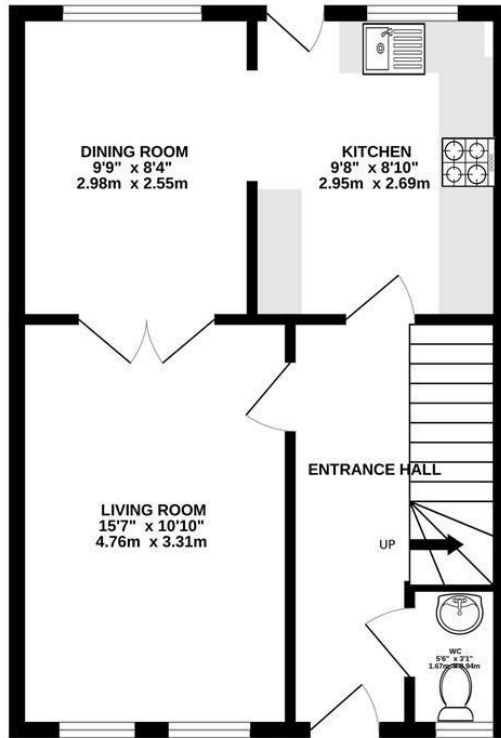
Heating: Gas central heating.

Broadband speed: Basic 11 Mbps, Superfast 69 Mbp, Ultrafast 1000 Mbps download speed.

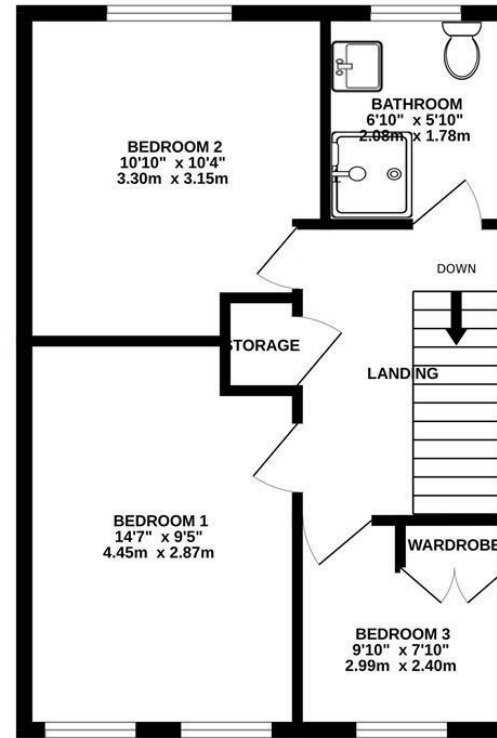
Mobile phone coverage: Three, O2



GROUND FLOOR



1ST FLOOR



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.

