



**St. Michaels Square, Gloucester GL1 1HX**  
**Offers Over £395,000**





## St. Michaels Square, Gloucester GL1 1HX

- No onward chain
- Rarely available four-storey Victorian home
- Four double bedrooms
- Immaculate presented throughout
- Modern open plan kitchen / dining room
- Original character features throughout
- Rear courtyard garden with side access
- EPC Rating E47
- Gloucester City Council - Tax Band B (£1662.93 per annum) 2024/2025

**Offers Over £395,000**

### Entrance Hallway

Entering the property, the entrance provides original Victorian tiling and the first of various cornice and ceiling rose features. Access is provided to the living room, open plan kitchen / dining room and downstairs w.c / utility room. Access from the entrance hallway is also provided to the large basement with the potential to create additional living accommodation.

### Living Room

Generous sized living room with part stained glass sash bay windows overlooking the front aspect.

### Kitchen / Dining Room

The extend modern kitchen provides ample worktop and storage space including a breakfast bar with space for stools below. Integrated appliances include eye level oven / grill &

microwave oven, four ring induction hob with extractor hood over, integral fridge / freezer and space for dishwasher. Steps down from the kitchen provide access to the spacious dining room with ceiling sky light and sliding doors providing access to the courtyard garden.

### Downstairs W.C / Utility Room

Spacious cloakroom comprising of w.c, wash hand basin and window with frosted glass overlooking the rear aspect. Convenient space is provided for a washing machine or tumble dryer.

### Basement

The basement area, with power and lighting, is generous in size and consists of two separate areas offering the potential to create further living space if required.

### First Floor Landing

Spacious landing area provides access to two bedrooms and main bathroom. Stairs



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provide access to the second floor landing.

### **Bedroom One**

Spacious double bedroom with feature ornate fireplace and two sash windows offering views across St. Michaels Square.

### **Bedroom Three**

Double bedroom with built-in triple wardrobes and sash window overlooking the rear aspect.

### **Bathroom**

Refurbished by the present owners, the stylish and modern family bathroom comprises of wash hand basin with storage below, W.C, free standing bath with mixer tap over, shower cubicle and three windows with frosted glass overlooking the rear aspect.

### **Second Floor Landing**

Spacious landing area provides access to two further bedrooms and access to the loft above and window overlooking the rear aspect.

### **Bedroom Two**

Double bedroom with window two sash windows offering views across St. Michaels Square. Access is also provided to the en-suite shower room.

### **En-suite**

The modern white suite tiled shower room

comprises of w.c, wash hand basin and walk-in shower cubicle.

### **Bedroom Four**

Double bedroom with fitted shelving, ornate fireplace, original wooden flooring and sash window overlooking the rear aspect.

### **Outside**

Offering gated side access, the property provides the potential for off-road parking in tandem for three small vehicles before leading around to the fully enclosed and private rear garden. Providing a haven of greenery within the city centre the charming and fully private garden offers apple and fig tree alongside established foliage and gated personal use access to the rear.

### **Location**

A short distance from the heart of the historic city centre, St Michael's Square offers a mix of Edwardian and Victorian housing alongside a handful of small independent cafes and bistros. Approximately a quarter of a mile from the ever popular Gloucester Quays outlet and Docklands the area continues to offer a further range of restaurants, cinema and bars whilst the city itself continues to provide various public transport, sporting events at Kingsholm





Stadium and easy commuting links to both Birmingham and Bristol.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,662.93 per annum) 2024/2025

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

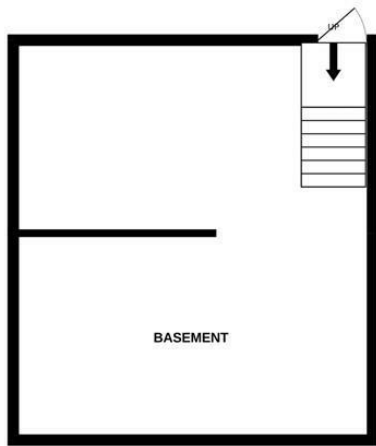
Broadband speed: Standard 16Mbps, Superfast 80Mbps, Ultrafast 1000Mbps-

Highest available download speed

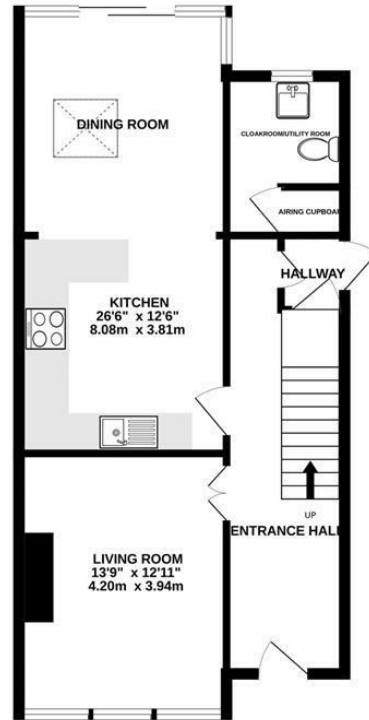
Mobile phone coverage: O2



BASEMENT



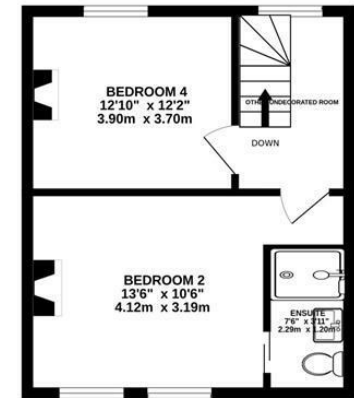
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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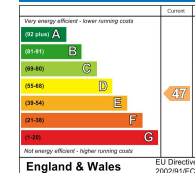
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Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating

