



**Oxford Street, Gloucester GL1 3EG**  
**£210,000**





## Oxford Street, Gloucester GL1 3EG

• No onward chain • Three bedroom semi-detached property • Two spacious reception rooms & basement area • Enclosed courtyard garden • Ideal central Gloucester location • Potential rental income of £1,300 pcm • EPC rating D63 • Gloucester City Council - Tax Band B (£1,662.93 per annum 2024/2025)

**£210,000**



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

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**www.naylorpowell.com**

### Entrance Hallway

Hallway provides access to the living room, dining room and stairwell leading to the first floor of the property.

### Living Room

Spacious light and airy room with window overlooking the front aspect and French doors opening to the courtyard garden.

### Dining Room

Generous sized dining room with window overlooking the front aspect and gas fire place. The room opens through to the kitchen whilst door leads down to the spacious basement area.

### Kitchen

Adjacent to the dining room, the fitted kitchen boasts ample worktop and storage space with integrated gas hob and electric oven. Convenient space is provided for free standing appliances alongside plumbing for an automatic washing machine and dishwasher. Windows overlook the front and side aspects.

### Landing

Spacious landing provides access to all three bedrooms and bathroom.

### Bedroom One

Double bedroom with feature fireplace, built-in storage cupboard and two windows overlooking the side aspect.

### Bedroom Two

Double bedroom with window overlooking the front aspect.

### Bedroom Three

Bedroom with window overlooking the front aspect.

### Bathroom

White suite bathroom comprising of w.c, wash hand basin and half bath with shower attachment over.

### Outside

Private low maintenance courtyard garden is enclosed with fenced and walled borders. Secure wooden gate provides access to the garden from the road.

### Location

The characterful and favoured residential setting of Kingsholm is located half a mile and 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 residential aspect of the property would be favoured by a various demographic including working professionals or students alike. Whilst the heart of the suburb provides various local amenities including healthcare, Tesco local and such like alongside the Premiership Rugby ground which holds various events throughout the year.

### 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.

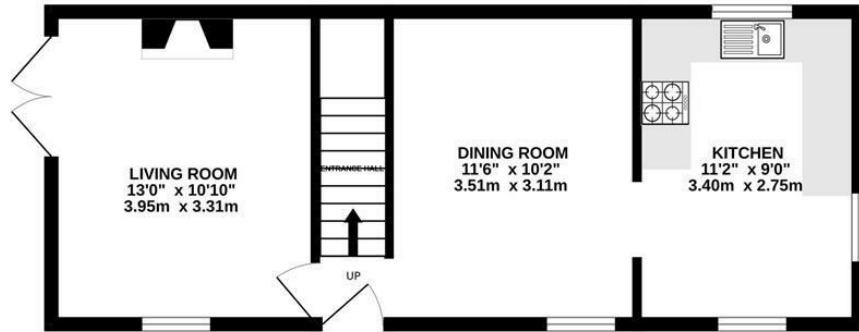
Broadband speed: Basic 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

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

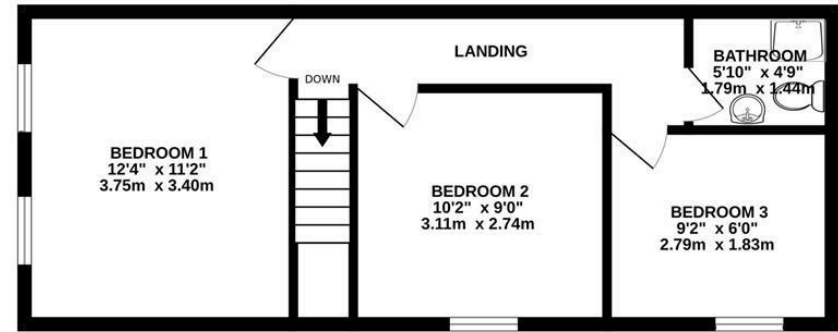
Additional Notes: There is no allocated parking with the property but the property does come with two resident on-street parking permits via the Council.



**GROUND FLOOR**  
419 sq.ft. (38.9 sq.m.) approx.



**1ST FLOOR**  
425 sq.ft. (39.5 sq.m.) approx.



**TOTAL FLOOR AREA : 843 sq.ft. (78.4 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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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.

