



High Street, Gloucester GL1 4SP
£130,000



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• In need of modernisation throughout • Two double bedroom bay fronted terraced property • No onward chain • Two spacious reception rooms • Private & enclosed rear garden • Potential rental income of £1,000 pcm • EPC rating C73 • Gloucester City Council - Tax Band A (£1,425.38 per annum) 2024/2025

£130,000



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

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Entrance Hallway

Hallway provides access to both reception rooms and stairwell leading to the first floor accommodation.

Living Room

Generous sized lounge with bay window overlooking the front aspect of the property.

Dining Room

The dining room benefits from a built-in storage cupboard, window overlooking the rear aspect and access to the kitchen.

Kitchen

Fitted kitchen boasts ample worktop and storage space along with room for an array of free standing appliances. Large pantry style cupboard is located beneath the stairwell. Window overlooks the side aspect whilst door provides access to the garden itself.

Landing

Spacious landing area provides access to both bedrooms, family bathroom and to the loft above.

Bedroom One

Double bedroom with built-in wardrobes and window overlooking the front aspect of the property.

Bedroom Two

Double bedroom with window overlooking the rear aspect of the property.

Bathroom

White suite bathroom comprising of w.c, wash hand basin, shower cubicle and window overlooking the side aspect.

Outside

To the rear, the property benefits from a garden enclosed with fenced borders. Patio area leads to a lawned area whilst the garden additionally benefits from a purpose built shed and additional outbuilding attached the rear of the kitchen providing additional storage.

Location

A popular suburb within the heart of the Gloucester, the locality appeals to a wide range of tenants having a range of various amenities, good bus links to both the centre and hospital alongside being a short distance from the newly developed Gloucester Quays providing various restaurants, bars and twelve screen cinema allowing it to be a strong area of investment offering a positive yield.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band A (£1,425.38 per annum) 2024/2025.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

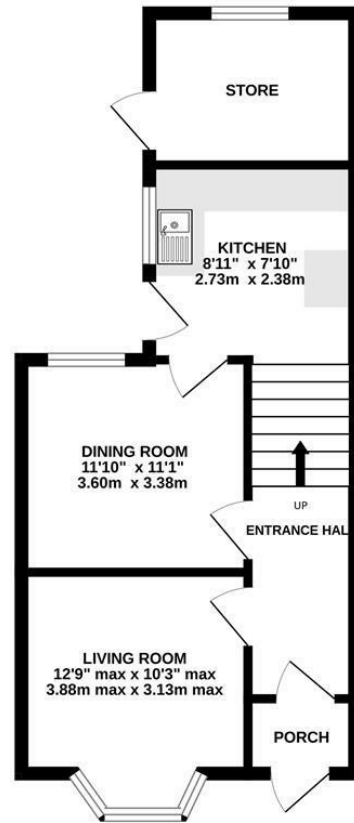
Heating: Gas central heating.

Broadband speed: Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

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



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.6 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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