



**M BEERS SERVICES**  
- Public Lighting  
- Decorative Building Elevations  
- Roof, Chimney & Bathrooms  
07466397143  
mbeers@btinternet.com

**P** Permit holder  
Permit No. 123456789  
Valid from 1st Jan 2024 to 31st Dec 2024  
Max stay 2 hours

**Cromwell Street, Gloucester GL1 1RE**  
**£425,000**





## Cromwell Street, Gloucester GL1 1RE

- Eight bedroom HMO terraced property
- Ideal investment opportunity with active HMO licence
- Recently re-furnished throughout
- Studio flat with own private garden & entrance
- Off-road parking for multiple vehicles
- Situated within close proximity to Gloucester City Centre
- Potential rental income of £4,000 pcm at £580 per room
- EPC rating D62
- Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

**£425,000**

### Accommodation

Refurbished throughout by the present owner, the property has been utilised as a eight bedroom licensed HMO. The ground floor comprises of two bedrooms, kitchen and shower room to the rear. Stairwell leads to a spacious basement offering the potential to convert to create further living space if required. The first floor provides two further three further double bedrooms and a shower room whilst the second floor provides another two double bedrooms.

With it's own private access to the rear of the property, an additional studio apartment is located with its own private courtyard garden.

### Outside

Externally the property provides a patio area ideal for seating. Off-road parking is also provided providing parking for approximately three vehicles.

### Location

Situated in the heart of the historical

Gloucester City centre, within a short walking distance to the popular Gloucester Quays development, Cromwell Street provides ideal access to an array of shops, bars, and restaurants alongside various other amenities. Within a short distance of the bus and train station offering a direct line to London Paddington this location is ideal for both professionals, first time buyer and investors alike.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,741.26 per annum 2025/2026).

Electricity supply: Mains.

Water supply: Mains.

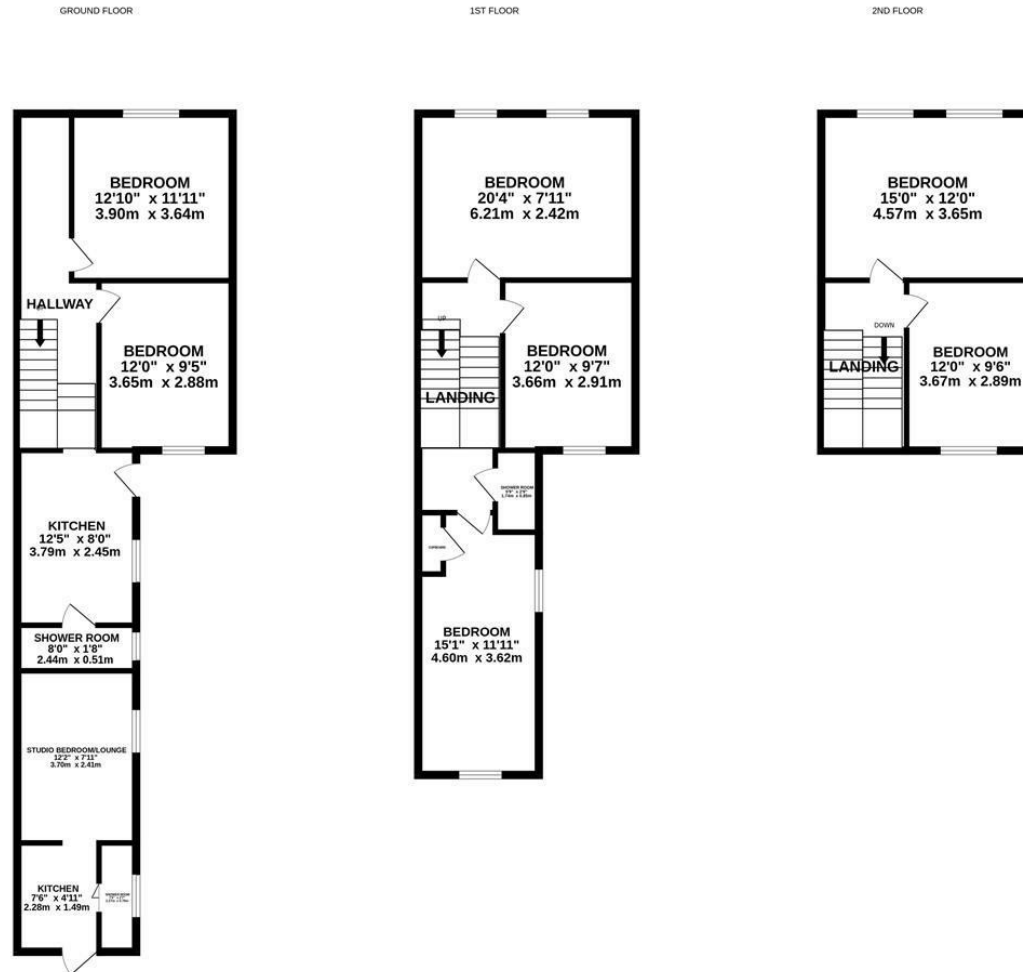
Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

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





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.  
Made with Metropix ©2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

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.

