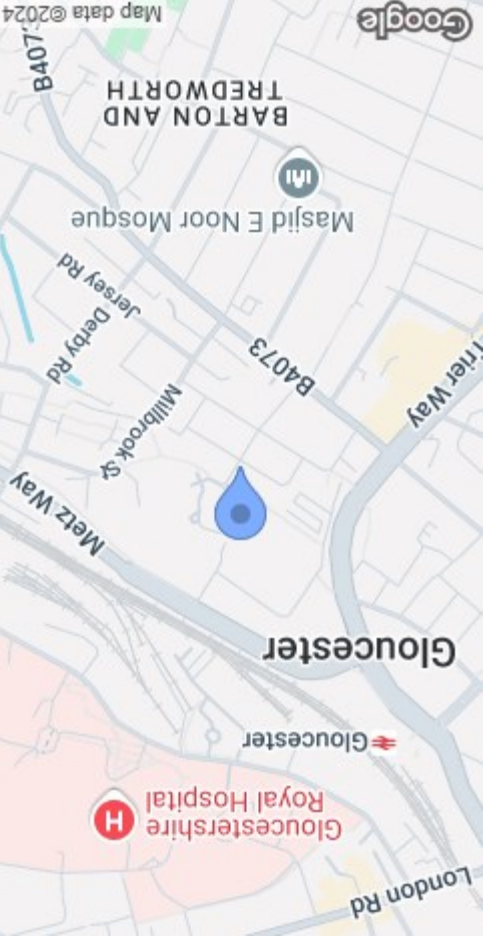


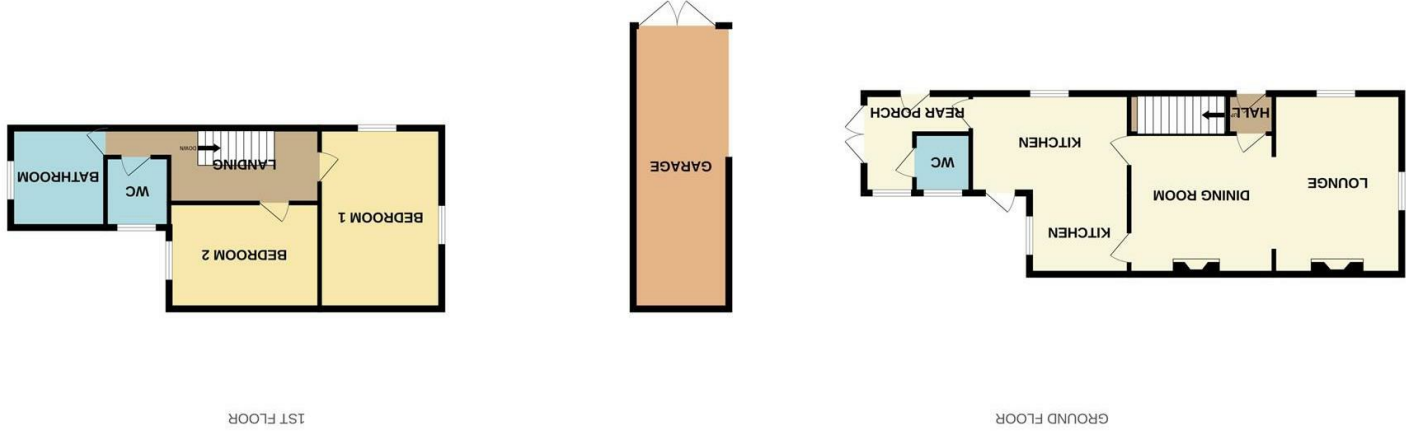


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors, etc. 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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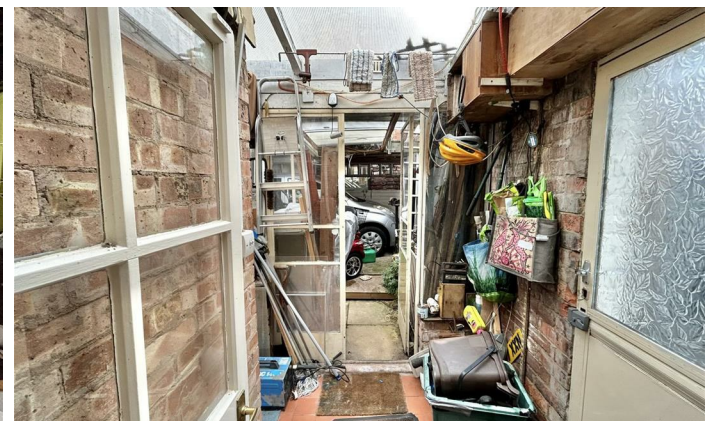
Price Guide £135,000

Two bedroom terraced property in need of complete modernisation offering potential development opportunity, garage and off road parking, all being offered with no onward chain and within easy walking distance of the town centre.

The accommodation comprises lounge, dining room, kitchen, rear porch with wc whilst to the first floor two double bedrooms, wc and bathroom.

Benefits include some upvc double glazing, gas central heating, courtyard garden, off road parking, garage with workshop above offering great potential.

Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean. A major attraction of the city is Gloucester Cathedral, which is the burial place of King Edward II and features in scenes from the Harry Potter films. The Tailor of Gloucester House which is dedicated to the author Beatrix Potter can be found near the cathedral. Gloucester railway station has frequent trains to London Paddington via Reading, Bristol, Cardiff Central, Nottingham and Birmingham.



Upvc part glazed door leads into:

ENTRANCE HALL

Stairs leading off, wooden part glazed door into:

DINING ROOM

12'1" x 10'9" (3.7m x 3.3m)

Ornate brick fireplace and hearth, radiator, understairs storage cupboard with a sliding door, wooden part glazed door and a sliding door lead into the kitchen, opening through to:

LOUNGE

14'5" x 9'6" (4.4m x 2.9m)

Ornate brick fireplace and hearth, radiator, windows to front and side elevations.

KITCHEN

12'5" x 8'2" (3.8m x 2.5m)

A range of base, drawer and wall units, roll edge worksurface, space for fridge freezer, space and plumbing for automatic washing machine, stainless steel sink and drainer unit, space for cooker, tiled flooring, stable door gives access to the rear and a part wooden door leads into:

REAR PORCH

Part glazed door gives access onto the street, double doors lead into the courtyard, door leads into:

CLOAKROOM

Wall mounted pedestal wash hand basin, low level w.c., window.

From the entrance hall stairs lead to the first floor.

LANDING

BEDROOM 1

13'9" x 10'5" (4.2m x 3.2m)

Radiator, upvc double glazed windows to front and side aspects.

BEDROOM 2

11'9" x 9'6" (3.6m x 2.9m)

Radiator, upvc double glazed window to rear aspect.

CLOAKROOM

Low level w.c., airing cupboard, Ideal boiler supplying the domestic hot water and central heating.

BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, fully tiled shower cubicle with an electric shower, two chrome heated towel rails, upvc double glazed opaque window to rear aspect.

OUTSIDE

To the front the property can be accessed via the main door, a second entrance and double opening doors lead into the garage/workshop.

There is a courtyard having a retaining wall with shrubs and bushes and an outside water tap.

GARAGE

23'11" x 6'6" (7.3m x 2m)

Wooden stairs give access to a first floor outbuilding in need of some repair and ideal as a workshop or any other development opportunities.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be advised.

LOCAL AUTHORITY

Council Tax Band: A

Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Trier Way turn left into Barton Street and take the first left into Charles Street turning right into Widden Street taking the first left into Napier Street where the property can be found on the left hand side on the corner.

AGENTS NOTE

In accordance with the Estate Agents Act 1979, we inform prospective purchasers that this property is owned by a relative of a Director of Steve Gooch Estate Agents, although the Company has no financial interest in the property.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.