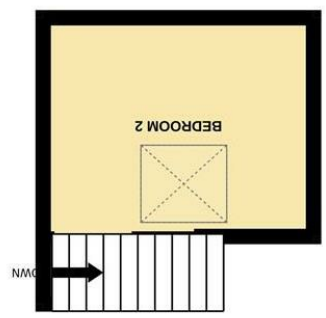
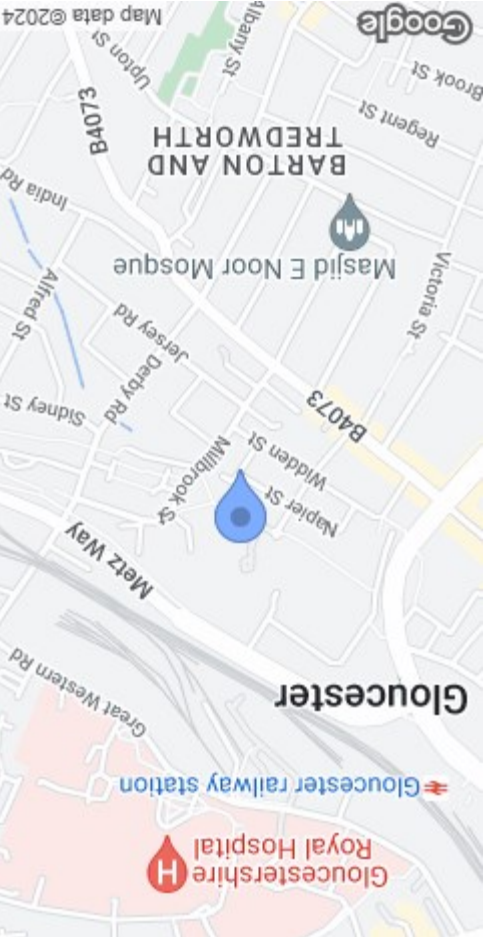




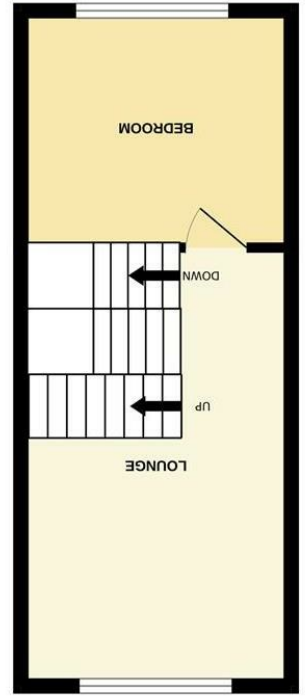
MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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 <sub>2</sub> ) Rating

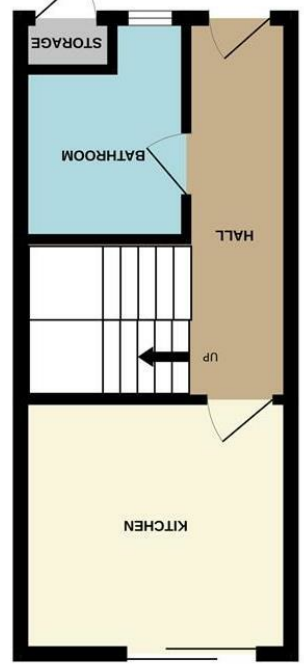
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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STUDIO



2ND FLOOR



1ST FLOOR



7 Raglan Street  
 Gloucester GL1 4AU

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£170,000**

A unique two bedroom property in need of some modernisation and offered CHAIN FREE, perfectly suited towards first time buyers and investors alike.

Internally the property comprises of entrance hall, kitchen/diner, lounge, two bedrooms and a family bathroom. Outside to the rear there is a South East facing low maintenance rear garden which is largely laid to gravel with a patio seating area. To the front there is a black paved driveway providing off road parking.

Further benefits include upvc double glazing throughout and is within walking distance to Gloucester Royal Hospital and close to the city centre.

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.



Door with opaque glass inserts leads into:

#### **ENTRANCE HALL**

Various doors leading off, stairs leading off. wall mounted electric radiator, power points.

#### **KITCHEN**

10'3" x 9'8" (3.14m x 2.96m)

A range of base, drawer and wall mounted units, work surface, sink and drainer unit, partially tiled walls, built in double oven, hob and extractor hood, space for washing machine and dishwasher, space for undercounter fridge/freezer, power points, tv point, upvc double glazed sliding doors leading into the garden.

#### **BATHROOM**

Suite comprising low level w.c., pedestal wash hand basin, panelled bath with shower unit over, partially tiled walls, upvc double glazed opaque window to front elevation.

From the entrance hall stairs lead to the first floor.

#### **LOUNGE**

16'9 x 10'4 (5.11m x 3.15m)

"L" shaped room with power points, stairs leading off, electric storage heater, roof light, upvc double glazed window to rear elevation.

#### **BEDROOM 1**

10'4" x 9'0" (3.16m x 2.75m)

Built in storage with a sliding mirror door, power point, electric storage heater, roof light.

Stairs from the lounge lead to the second floor.

#### **BEDROOM 2**

10'4" x 8'4" (3.16m x 2.55m)

Mezzanine balcony, storage cupboard housing the immersion tank, power points, roof light.

#### **OUTSIDE**

To the front there is a driveway providing off road parking.

To the rear there is a South East facing low maintenance garden laid to gravel with a patio seating area, raised flower borders, garden shed and gated side access.

#### **SERVICES**

Mains water, electricity and drainage.

#### **WATER RATES**

On a water meter.

#### **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 Painswick Road roundabout proceed towards the city centre and continue into Barton Street. At the traffic lights turn right into Derby Road then take the first left into Jersey Road. Continue along and turn right into Millbrook Street then take the next left into Widden Street then first right into Raglan Street. Continue around into the modern development where the property can be found in the right hand corner.

#### **PROPERTY SURVEYS**

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