



71 Theresa Street, Gloucester, Gloucestershire, GL1 5PR

£145,000




Farr & Farr Sales Lettings 

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GL1 5PR

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IDEAL RESTORATION PROJECT

TWO BEDROOM END OF TERRACE PROPERTY
IN CLOSE PROXIMATY TO THE CITY CENTRE

This property has great potential and is an ideal restoration project that comes with two good sized bedrooms. End of terrace with gated side access. Situated in close proximity to the city centre and walking distance to Gloucester Quays and Historic Gloucester Docks.

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ENTRANCE HALL

Via wooden part glazed front door.

LIVING/DINING ROOM 21' 9" x 10' 8" (6.62m x 3.25m)

Double glazed front aspect window. Radiator. Cupboard with fuse box. Leading through to:-
Dining area with rear glazed window. Gas fire. Storage cupboard understairs. Radiator.

KITCHEN 12' 5" x 8' 0" (3.78m x 2.44m)

Comprising of wall and base units. Single glazed wooden frame window. Stainless steel sink with cupboard storage and drawers below. Boiler. Space for cooker with gas point.

FIRST FLOOR

LANDING

Storage cupboard and access to loft.

BEDROOM 1 13' 6" x 10' 1" (4.11m x 3.07m)

Front facing double glazed window. Radiator.

BEDROOM 2 11' 1" x 7' 9" (3.38m x 2.36m)

Rear facing single glazed window. Radiator.

BATHROOM 8' 0" x 8' 4" (2.44m x 2.54m)

Part tiled with panelled bath. Low level W.C. Pedestal wash hand basin. Shower cubicle with electric shower. Rear facing single glazed window. Radiator.

EXTERIOR

Rear gardens are North facing accessed from the kitchen via a part glazed wooden door.
Outside W.C.
Gated side access to the street.

AGENTS NOTE

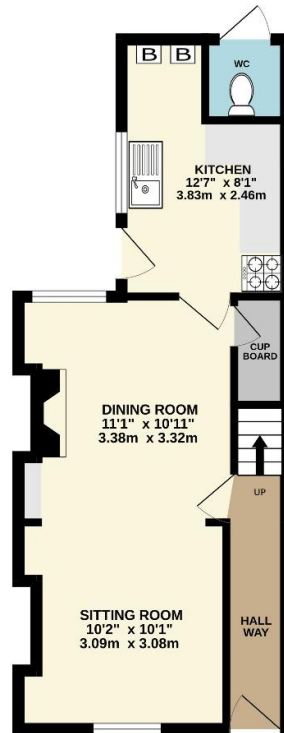
EPC: E

COUNCIL TAX: A

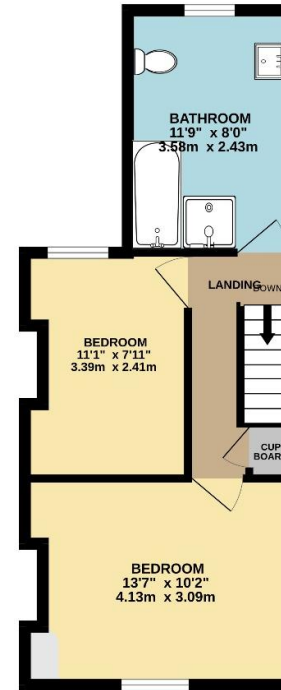
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropax 62024



These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

City Centre
2a Worcester Street
Gloucester GL1 3AA
☎ 01452 500025
✉ enquiries@farrandfarr.co.uk

Hucclecote
50 Hucclecote Road
Gloucester GL3 3RT
☎ 01452 613355
✉ hucclecote@farrandfarr.co.uk

Longlevens
125 Cheltenham Road
Gloucester GL2 0JQ
☎ 01452 380444
✉ longlevens@farrandfarr.co.uk

Lettings
40 Oxstalls Way
Gloucester GL2 9JQ
☎ 01452 238298
✉ lettings@farrandfarr.co.uk