



1 Oxford Street, Gloucester, Gloucestershire, GL1 3EG

£220,000

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**Farr & Farr** Sales Lettings 



**1 Oxford Street, Gloucester,  
Gloucestershire, GL1 3EG**

**£220,000**

This characterful property sits in a central location in Gloucester and within easy reach of the city centre. Whilst it requires some modernisation, the property presents an excellent opportunity to create an attractive home or an investment property.

The front door opens into a small entrance hall and through to a dining room which opens into the kitchen. Stairs lead from the dining room to a cellar. Off the entrance hall, the living room has an attractive arched window and French doors to a courtyard garden.

Stairs lead to the first floor landing with two double bedrooms and a third single bedroom. A small bathroom completes the property.

Available with no onward chain, this property presents an exciting opportunity to a prospective buyer.

[www.farrandfarr.co.uk](http://www.farrandfarr.co.uk)

**Living Room** 10' 10" x 12' 10" (3.3m x 3.91m)

Double glazed arched window to front. French doors to side. Carpet. Radiator.

**Kitchen** 9' 1" x 12' 10" (2.77m x 3.91m)

Double glazed window to front and side. Range of wall base and drawer units. Stainless steel sink with draining board and mixer tap. Four ring gas hob. Fitted oven. Combi boiler.

**Dining Room** 10' 2" x 12' 10" (3.1m x 3.91m)

Double glazed arched window to front. Feature fireplace. Radiator. Laminate flooring. Access to cellar.

**First Floor Landing**

Carpet. Radiator.

**Bedroom One** 11' 0" x 12' 10" (3.36m x 3.91m)

Two double glazed windows to side. Carpet. Radiator. Cupboard. Feature fireplace.

**Bedroom Two** 10' 2" x 8' 11" (3.09m x 2.71m)

Double glazed window to front. Vinyl flooring. Radiator. Cupboard. Access to loft.

**Bedroom Three** 9' 2" x 6' 0" (2.79m x 1.82m)

Double glazed window to front. Vinyl flooring. Radiator.

**Bathroom** 5' 10" x 4' 10" (1.79m x 1.48m)

WC. Basin. Plunge bath with shower over. Radiator. Vinyl floor. Part tiled walls.

**Garden**

Courtyard garden. Part brick surround. Laid to stone.

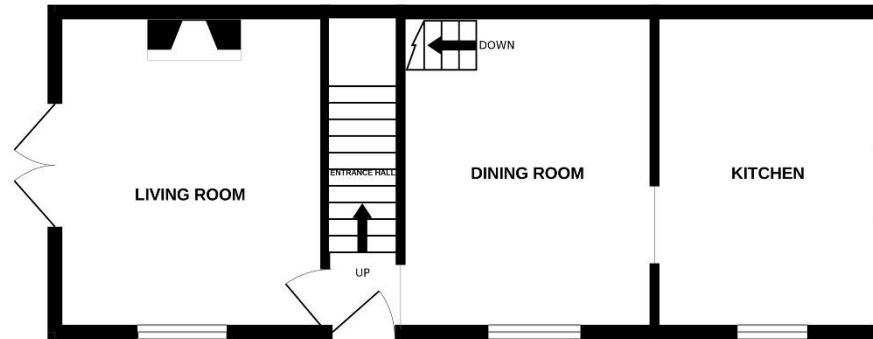


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

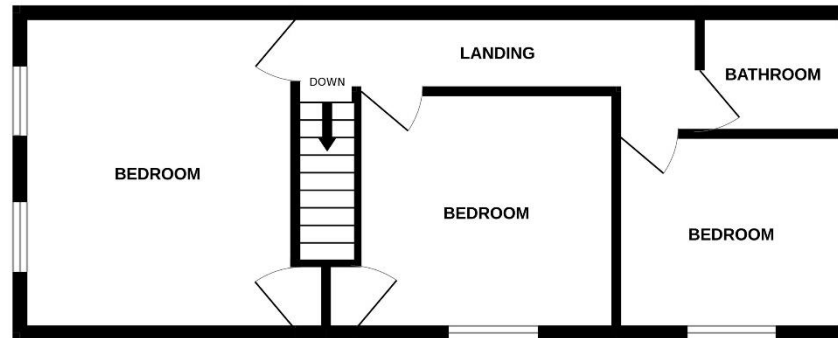




GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.4 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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