



2 Alvin Street, Gloucester, GL1 3EN

Offers in Excess of £180,000

AN ATTRACTIVE PERIOD TERRACED HOUSE
ON THE EDGE OF GLOUCESTER CITY
CENTRE, IDEAL AS AN INVESTMENT
PROPERTY

Alvin Street is situated just off the London Road less than 1/4 of a mile from Gloucester City Centre. Good shopping and all of the City's facilities, the exciting Docklands development and Cathedral are all within walking distance. Number 2 offers good sized accommodation over three floors with three double bedrooms, sitting room, kitchen and bathroom. To the exterior there is a courtyard garden with pedestrian rear access.

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Hardwood front door:-

ENTRANCE PORCH

Door to:-

SITTING ROOM 13' 4" x 12' 0" (4.06m x 3.65m)

Double and single radiator. Full height window to the front. Consumer box.

INNER HALL

Storage space. Staircase to landing. Understairs cupboard. Radiator.

KITCHEN/BREAKFAST ROOM 10' 9" x 12' 3" (3.27m x 3.73m)

Stainless steel sink unit with mixer taps, cupboards and drawers below. Wall and base units. Breakfast bar. Part tiled walls. Tiled floor. Plumbing for washing machine. Spotlights. UPVC double glazed door to rear courtyard.

BATHROOM

Corner bath. Wash hand basin. Low-level WC. Stainless steel sink. Airing cupboard with Logic gas fired central heating boiler.

FIRST FLOOR

BEDROOM 1 13' 7" x 12' 5" (4.14m x 3.78m)

Radiator. Full height window with shutters. Dimmer switch.

BEDROOM 2 11' 0" x 11' 3" (3.35m x 3.43m)

Radiator. Wardrobe store cupboard.

SECOND FLOOR

LANDING

Access to recently insulated loft.

BEDROOM 3 11' 3" x 11' 1" (3.43m x 3.38m)

Wardrobe cupboard. Radiator.

EXTERIOR

Rear gardens, predominantly laid to paving with shrub bed borders and high fencing. Rear gate to pedestrian access.

AGENTS NOTE

EPC: TBC

COUNCIL TAX: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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