

100 Melbourne Street East, Gloucester GL1 4NR

Auction Guide £150,000

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• No onward chain • Unique three double bedroom detached home • Two spacious reception rooms • In need of modernisation throughout • Generous sized enclosed rear garden with outbuilding • Potential rental income of £1,000 pcm • EPC rating TBC • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

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Entrance Hallway
Hallway provides access to the living room, dining room and stairwell leading to the first floor.

Living Room
Spacious living room with window overlooking the front aspect.

Dining Room
Central to the ground floor, the dining offers the versatility to be used as a second living room if required. Windows overlook the side and rear aspects whilst access is provided to the kitchen and cupboard under the stairwell.

Kitchen
Galley style kitchen with ample worktop and storage with space for many free standing appliances and plumbing for an automatic washing machine. Window overlooks the side aspect whilst access is provided to the bathroom and to the rear garden.

Shower Room
White suite shower room comprises w.c, wash hand basin with storage below, bath and window with frosted glass overlooking the rear aspect.

Landing
Spacious landing provides access to all three bedrooms and to the loft above.

Bedroom One
Double bedroom with window overlooking the front aspect.

Bedroom Two
Double bedroom with window overlooking the side aspect.

Bedroom Three
Double bedroom with window overlooking the rear aspect.

Outside
To the rear, the property boasts a generous sized low maintenance garden with the additional benefit of a an outbuilding to the rear providing suitable storage space.

Location
Conveniently located on the outskirts of Gloucester City Centre, Melbourne Street East is located within an active and vibrant community which is a short walking distance from the town centre whilst offering various immediate amenities to include food stores, public houses, places of religious worship, barbers and doctors surgery. A short distance away, there are further amenities to include both primary and secondary schools alongside transport links to include the newly developed bus station and train station offering direct links to Birmingham, Bristol and London Paddington.

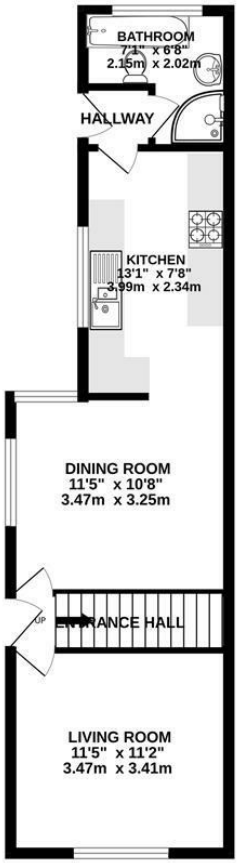
Material Information
Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 5 Mbps, Superfast 35 Mbps, Ultrafast 5500 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

Auction Information
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation
Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information
Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase
price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the
Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the
service is taken. Payment varies but will be no more than £450. These services are optional.

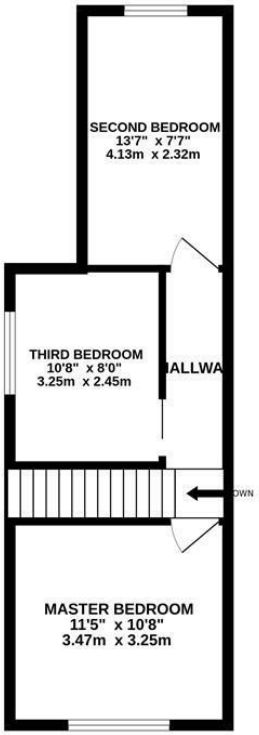




GROUND FLOOR
425 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



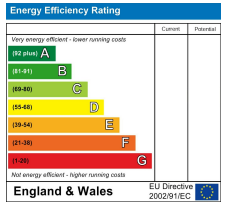
TOTAL FLOOR AREA : 798 sq.ft. (74.2 sq.m.) approx.

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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Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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TIP-TOP
VALETING
£6.00













