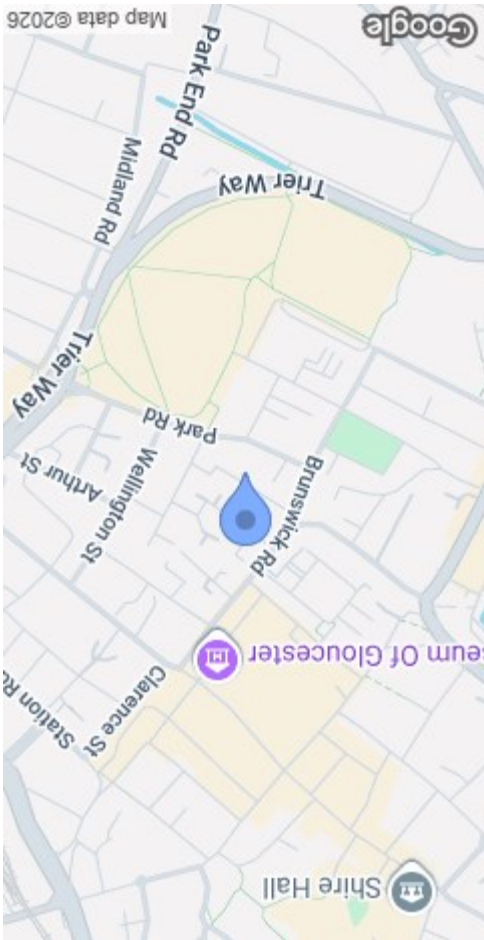




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 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where 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
 A (93-100) Green B (81-92) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-54) Red G (1-20) Dark Red	 A (100-149) Green B (150-199) Yellow-Green C (200-249) Yellow D (250-299) Orange E (300-349) Red-Orange F (350-399) Red G (400-449) Dark Red



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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30 St. Michaels Square  
 Gloucester GL1 1HX

**£270,000**

Chain free four bedroom three storey terraced property with huge potential for improvement situated conveniently in St Michaels Square near Gloucester City Centre.

Accommodation comprises hallway with ornate tiles, lounge with a bay window, dining room, kitchen, cloakroom, bedroom one, bedroom two, bathroom, bedroom three and bedroom four.

Outside of the property you have an enclosed courtyard garden.

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. Gloucester is a cathedral city which lies on the River Severn, between the Cotswolds and the Forest of Dean.



Upvc double glazed front door leads into:

**ENTRANCE HALLWAY**

Original ornate tiled floor (in need of repair), ceiling rose and cornice, stairs leading off, exposed floorboards.

**LOUNGE**

13'8 x 12'2 max (4.17m x 3.71m max)

Open fireplace with a tiled surround and hearth, exposed floorboards, double radiator, ceiling rose and cornice, upvc double glazed bay window to front elevation overlooking the square.

**DINING ROOM**

11'1 x 10'6 max (3.38m x 3.20m max)

Built in storage cupboards, exposed floorboards, single radiator, upvc double glazed window to rear elevation.

**KITCHEN**

9'2 x 8'9 (2.79m x 2.67m)

Base and wall mounted units, laminated worktops, tiled splashback, single drainer stainless steel sink unit with a mixer tap, plumbing for washing machine, electric cooker point, extractor hood, double radiator, tiled floor, walk in pantry with a upvc double glazed window to side elevation and a tiled floor, upvc double glazed window to side elevation, door leading to:

**CELLAR**

Has two rooms with low ceilings.

**REAR ENTRANCE HALL**

Upvc double glazed door to rear elevation, into:

**CLOAKROOM**

High level w.c., tiled floor, partially tiled walls, upvc double glazed window to rear elevation.

From the entrance hallway stairs lead to the first floor.

**LANDING**

Exposed floorboards, single radiator, stairs leading off.

**BEDROOM 1**

16'4 x 11'2 max (4.98m x 3.40m max)

Former open fireplace with a tiled surround and hearth, exposed floorboards, double radiator, two upvc double glazed windows to front elevation overlooking the square.

**BEDROOM 2**

11'4 x 10'4 max (3.45m x 3.15m max)

Former open fireplace, exposed floorboards, built in storage cupboard, wall mounted gas fired combination boiler, upvc double glazed window to rear elevation.

**BATHROOM**

9'3 x 8'8 (2.82m x 2.64m)

Bath with a mixer tap, wash hand basin, low level w.c., single radiator, exposed floorboards, upvc double glazed window to rear elevation.

From the landing stairs lead to the second floor.

**LANDING**

Exposed floorboard, access to loft space.

**BEDROOM 3**

12'1 x 7'8 (3.68m x 2.34m)

Exposed floorboards, single radiator, upvc double glazed window to front elevation overlooking the square.

**BEDROOM 4**

12' x 8' max (3.66m x 2.44m max)

Built in storage cupboard, single radiator, upvc double glazed window to front elevation.

**OUTSIDE**

To the front there are steps leading up to the front door.

To the rear there is an enclosed courtyard garden with a personal access gate to the side.

**SERVICES**

Mains water, electricity, gas and drainage.

**WATER RATES**

To be advised.

**MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

**LOCAL AUTHORITY**

Council Tax Band: A  
Gloucester City Council, Herbert Warehouse, The Docks, Gloucester GL1 2EQ.

**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 the City Centre end of Bristol Road turn into Spa Road and continue along heading into the City Centre then take the third fourth turning right into St Michaels Square where the property can be found.

**PROPERTY SURVEYS**

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

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

