46 Wellesley Street, Gloucester GL1 4QP

Offers Over £175,000

naylor powell

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• Three-bedroom terraced property • Fitted kitchen with good storage and worktop space • Ground-floor bathroom with bath and shower over • Generous master bedroom • No Onward Chain • Generous enclosed rear garden • Convenient Gloucester location • EPC rating C69 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Accommodation

The ground floor of this three-bedroom terraced property offers well-proportioned and versatile living accommodation, with a spacious sitting room featuring a characterful exposed brick fireplace and plenty of natural light. The separate dining room provides an ideal space for family meals and entertaining, while the fitted kitchen offers a good range of wall and base units, ample worktop space and access to the useful covered side passage. Also located on the ground floor is a well-sized bathroom with a bath and shower over, wash hand basin and WC, with the covered side passage providing excellent additional storage and practical utility space.

The first floor provides three bedrooms, with the master bedroom being particularly generous and offering ample space for furniture and storage. The third bedroom is accessed directly from the master bedroom and does not have its own separate door, making it suitable as a child's bedroom, nursery, dressing room or home office. The second bedroom is also well proportioned and benefits from a good level of natural light, while the first floor is completed by the family bathroom, creating a versatile layout ideal for family living.

Outside

To the front, the property is approached via a paved pedestrian pathway from the street, with the attractive rendered and brick façade providing a traditional terraced appearance. The front entrance is accessed directly from the pavement.

To the rear is a generous enclosed garden, predominantly laid to decorative gravel and enclosed by timber fencing. The garden benefits from a covered seating area, timber shed and gated access, providing useful storage and a practical outdoor space with plenty of potential for seating and entertaining.

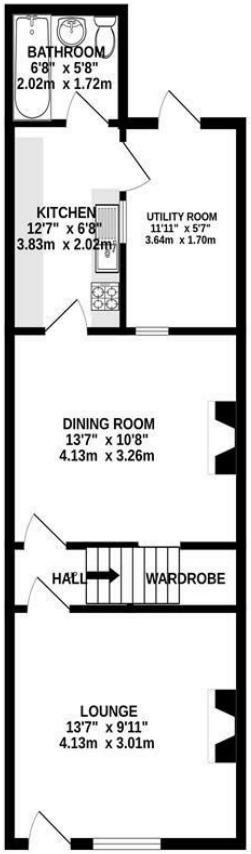
Location

The property is situated in a convenient residential area of Gloucester, with a range of everyday amenities close by, including local shops, supermarkets and schools. Widden Primary School and St James C Of E Junior School are both within the surrounding area, while Gloucester city centre provides a wider selection of shops, restaurants, leisure facilities and amenities.

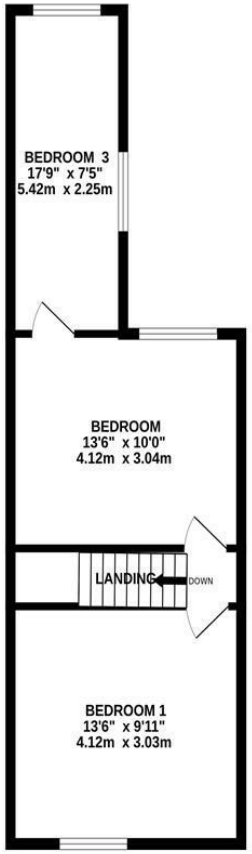
Material Information

Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 10 Mbps, Ultrafast 1800 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.

GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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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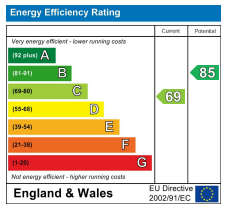
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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