



**63 Robinhood Street, Gloucester GL1 5PW**  
**£199,950**





## 63 Robinhood Street, Gloucester GL1 5PW

• Three bedroom family home • Enclosed rear garden • In need of modernisation • Ideal for first time buyers or investors • Situated in the popular residential area of Linden • Potential rental income of £1300 pcm • EPC rating D66 • Gloucester City Council - Tax Band B - £1,826.36 (2025/2026)



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

**£199,950**

**01452 398010**  
**docks@naylorpowell.com**  
**www.naylorpowell.com**

### Kitchen / Dining Room

Entrance to the property brings you into the kitchen, the kitchen comprises plenty of cupboard space, oven with gas hob, plumbing for washing machine and space for freestanding fridge freezer. As the room continues it offers plenty of space for a dining table.

### Conservatory

Accessed through the kitchen is a spacious conservatory leading you to the garden.

### Living Room

Generously sized living space, window to front aspect and stairs to first floor.

### Landing

Spacious landing that gives access to all rooms completed with storage cupboard.

### Master Bedroom

Large double bedroom with built in storage and window to front aspect.

### Second Bedroom

Double bedroom with window to rear aspect.

### Third Bedroom

Single bedroom with window to front aspect.

### Family Bathroom

White suite comprising of bath with shower overhead, w.c. and wash hand basin.

### Outside

To the front of the property is private off-street parking through to the rear of the property is an private enclosed garden in need of revamping.

### Location

A popular residential area, Robinhood Street is ideally situated within close proximity of the historic city centre appealing to a wide range of potential purchasers having access to both primary and secondary education, a range of amenities, multi sport court, play ground, rugby pitch and bus links alongside being a short distance from the newly developed Gloucester Quays providing various restaurants, bars and twelve screen cinema.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B - £1,826.36 (2026/2027).

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas

Broadband speed: Basic 15 Mbps, Superfast 70 Mbps, Ultrafast 1000 Mbps download speed.

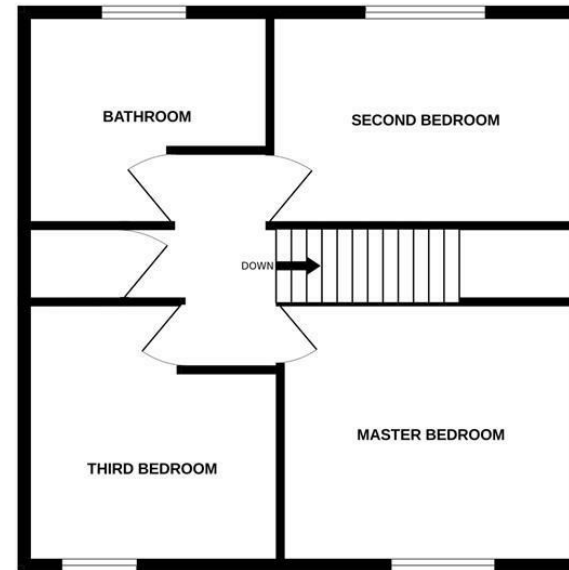
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST 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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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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 92-100 <b>A</b>                             |         |           |
| 81-91 <b>B</b>                              |         |           |
| 69-80 <b>C</b>                              |         |           |
| 55-68 <b>D</b>                              |         |           |
| 49-54 <b>E</b>                              |         |           |
| 41-48 <b>F</b>                              |         |           |
| 31-39 <b>G</b>                              |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





