

Oxford Road, Gloucester GL1 3EE

£260,000

naylor powell

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• Three-bedroom terraced family home • Generously sized rear garden • Popular central location • EPC rating of D64 • Ideal for first time buyers or investors • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027 • Potential rental income of £1250 pcm

£260,000

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

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Entrance Hallway
Light and airy entrance with under stairs storage space for coats, shoes and such like. Access to all downstairs rooms and stairs to first floor.

Living/Dining Room
Generously sized living/dining room with scope to adjust to taste with bay window to front aspect and window to rear aspect.

Kitchen
Spacious kitchen with plenty of worktop space and floor to ceiling cupboards with french doors leading to garden.

Master Bedroom
Generously sized master bedroom with plenty of space for storage completed with windows to front aspect.

Second Bedroom
Large double bedroom with scope for storage and window to rear aspect.

Third Bedroom
Double bedroom with window to rear aspect.

Bathroom
White suite comprising bath with shower overhead, wash hand basin and w.c completed with window to side aspect.

Outside
To the rear of the property lies a generously sized garden with a gate to allow rear access.

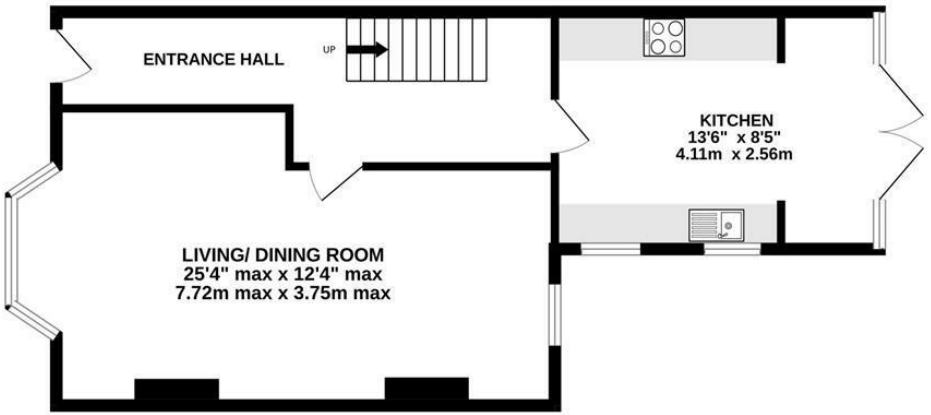
Location
The characterful and favoured residential setting of Kingsholm is located half a mile and mile respectively from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be favoured by a working professionals and families. Whilst the heart of the suburb provides the home to the Ofsted rated 'Outstanding' Kingsholm Church of England Primary School, alongside the Premiership Rugby ground which holds various events throughout the year.

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 25 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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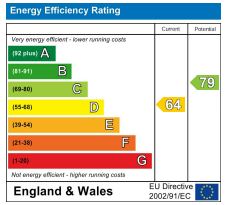
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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.



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