



High Street, Gloucester GL1 4SP
£190,000



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• Immaculately presented two double bedroom terraced home • No onward chain • Recently refurbished throughout • Brand new electrics & central heating system • Modern kitchen & bathroom • Enclosed rear garden • Potential rental income of £1,100 pcm • EPC rating C73 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026



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

£190,000

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Entrance Hallway

Hallway provides access to both reception rooms and stairwell leading to the first floor accommodation.

Living Room

Generous sized living room with bay window overlooking the front aspect of the property.

Dining Room

The dining room benefits from a window overlooking the rear aspect and provides access to the kitchen.

Kitchen

Modern fitted kitchen benefits from ample worktop and storage space alongside integrated hob and oven as well as plumbing for a washing machine and space for a free standing fridge freezer. Large pantry style cupboard is located beneath the stairwell. Window overlooks the side aspect whilst door provides access to the garden itself.

Landing

Spacious landing area provides access to both bedrooms, family bathroom and to the loft above.

Bedroom One

Double bedroom with window overlooking the front aspect of the property.

Bedroom Two

Double bedroom with window overlooking the rear aspect of the property.

Bathroom

Modern white suite family bathroom comprises w.c, wash hand basin, heated towel rail, shower cubicle, bath and window with frosted glass overlooking the side aspect.

Outside

To the rear, the property benefits from a garden enclosed with fenced borders. Patio area leads to a lawned area whilst the garden additionally benefits from an outbuilding attached the rear of the kitchen providing additional storage area or utility room benefitting from plumbing for an automatic washing machine.

Location

A popular suburb within the heart of the Gloucester, the locality appeals to a wide range of tenants having a range of various amenities, good bus links to both the centre and hospital alongside being a short distance from the newly developed Gloucester Quays providing various restaurants, bars and twelve screen cinema allowing it to be a strong area of investment offering a positive yield.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

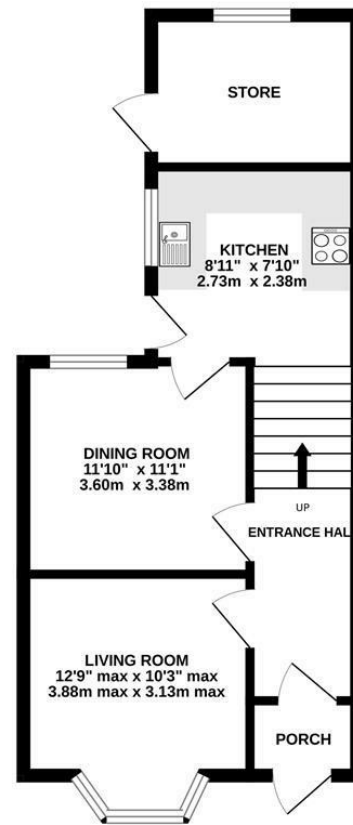
Heating: Gas central heating.

Broadband speed: Basic 13 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

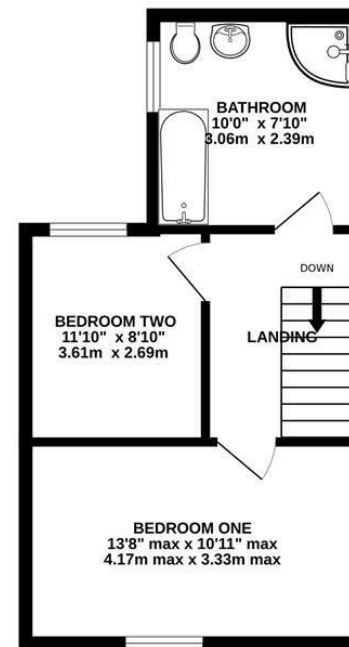
Mobile phone coverage: EE, Three, O2, Vodafone.



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.
Made with Metropack 12/2025

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