

95 Howard Street, Gloucester GL1 4UX

£250,000

naylor powell

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• No onward chain • Substantial sized five bedroom family home across three floors • Generous & flexible living accommodation throughout • In need of modernisation • Enclosed low maintenance rear garden • Potential rental income of £1,100 pcm • EPC rating F35 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.

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

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

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Entrance Porch
Spacious porch provides access to the main hallway of the home and to the side of the property.

Hallway
The hallway provides access to the living room, breakfast room and to a large built-in storage cupboard located beneath the stairwell.

Living Room
Bay fronted living room with window overlooking the front aspect.

Breakfast Room
Generous sized room offers the flexibility to be used as a second living room if required. Access is provided to the dining area with window overlooking the side aspect.

Dining Room / Kitchen
The spacious dining area opens through to the kitchen and provides access to an internal hallway. Window overlooks the side aspect.

Internal Hallway
Hallway, with window to the side aspect, provides access to a bathroom, separate w.c and a built-in storage cupboard.

Downstairs W.C
Comprises w.c and window with frosted glass overlooking the side aspect.

Bathroom
White suite bathroom comprises wash hand basin, bath with shower attachment over and window with frosted glass overlooking the rear aspect.

Landing
Light and airy landing, with two windows overlooking the side aspect, provides access to three bedroom and to a second stairwell leading to the second floor of the property.

Bedroom One
Double bedroom with built-in wardrobe and bay window overlooking the front aspect.

Bedroom Two
Double bedroom with window into the landing area.

Bedroom Three
Double bedroom with window overlooking the side aspect and access provide to the bathroom.

Bathroom
Comprises w.c, wash hand basin, bath with shower attachment from the tap, built-in storage cupboard and window with frosted glass overlooking the rear aspect.

Second Floor Landing
Landing area providing access to two further bedrooms.

Bedroom Four
Double bedroom with velux window overlooking the rear aspect.

Bedroom Five
Bedroom with velux window overlooking the side aspect.

Outside
Externally the property boasts a generous sized low maintenance rear garden enclosed with fenced and walled borders.

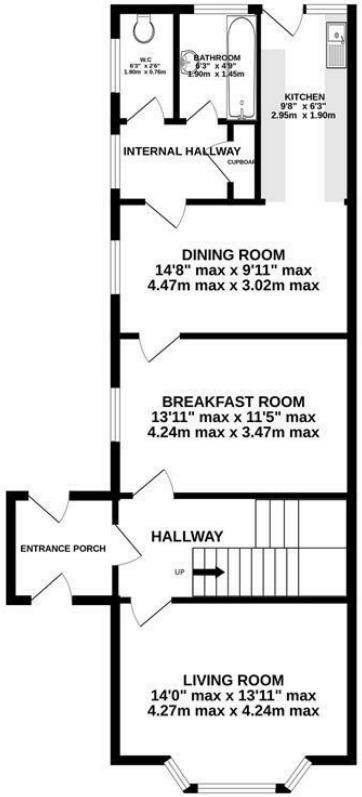
Location
Situated on the outskirts of Gloucester City Centre, the property appeals to a wide range of potential purchasers having access to both primary and secondary education, a range of amenities, multi-sport court, playing grounds, bus links alongside being a short distance from the newly developed Gloucester Quays providing various restaurants, bars and twelve screen cinema.

Material Information
Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 7 Mbps, Superfast 49 Mbps Highest available download speed.
Mobile phone coverage: EE, Three, Vodafone, O2.

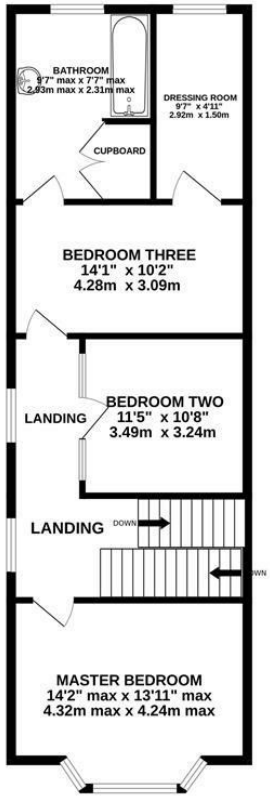




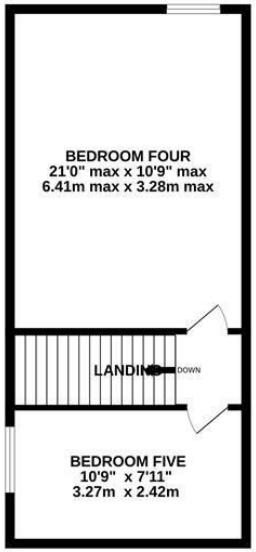
GROUND FLOOR



1ST FLOOR



2ND 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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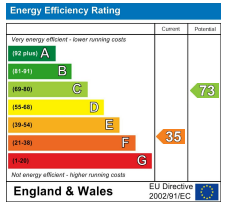
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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