



3 Old Tram Road, Gloucester GL1 1SJ

£225,000



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• No onward chain • Two bedroom semi-detached house • Driveway with enclosed garden to rear • City centre location • Modern fitted kitchen and bathroom • Potential rental income of £1,000 pcm • EPC rating D55 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026

£225,000



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

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Porch

Porch area within the property front door which allows storage for coats and shoes.

Kitchen

Modern kitchen with integrated fridge/freezer, dishwasher, washing machine, tumble dryer and oven with electric hob.

Living Room

Large living room with french doors to garden area.

Landing

Spacious landing area provides access to both bedrooms, bathroom and to the several built-in storage cupboards.

Master Bedroom

Double bedroom with Velux windows.

Second Bedroom

Single bedroom with scope to be used as an office for those who work from home.

Family Bathroom

White suite bathroom comprises w.c, wash hand basin, bath with shower attachment over and window with frosted glass.

Outside

To the rear, the property boasts a generously sized low maintenance rear garden enclosed with fenced and walled borders and gated side access. To the side of the property a pebbled driveway.

Location

A short distance from the developed and thriving Gloucester Docks area and the historic Gloucester Park, Parliament Street provides the convenience of the local facilities whilst benefiting from a quieter inner city location. A number of independent shops and boutiques, in addition to High Street chains can be located within heart of the City Centre alongside the famous Kingsholm stadium, good transportation links via the bus and rail service in addition to the Gloucester Royal Hospital.

Material Information

Tenure: Freehold.

Local authority and rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains

Heating: Electric

Water supply: Mains

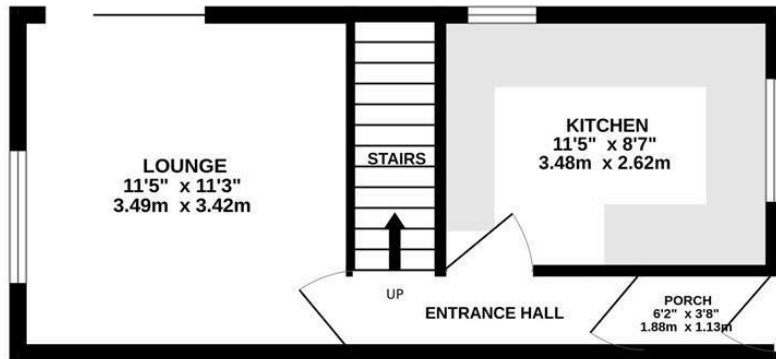
Sewerage: Mains

Broadband speed: Standard 17 Mbps, Superfast 80 Mbps - Highest available download speed.

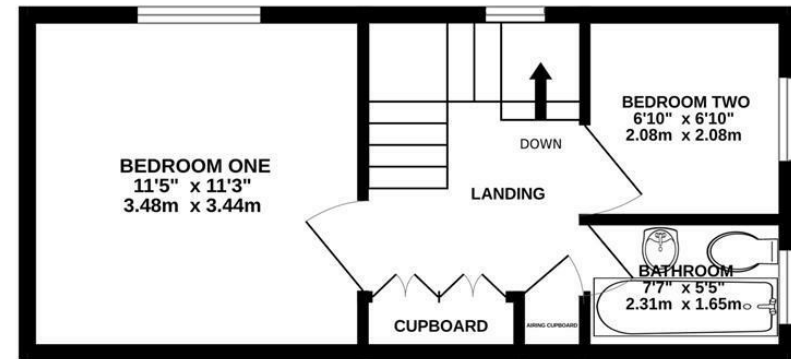
Mobile phone coverage: EE, Vodafone, Three, O2.



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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