

Hanman Road, Gloucester GL1 4TJ

£170,000

naylor powell

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• No onward chain • Three double bedroom terraced home • Generous & flexible living accommodation • In need of modernisation throughout • Private & enclosed rear garden • Potential rental income of £1,200 pcm • EPC rating D61 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

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

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Accommodation

The ground floor comprises a living room and dining room. Formally two rooms, the space has been opened up with an archway to the centre allowing the room to flow freely offering more versatile space. The kitchen is positioned to the rear of the property and provides access to the bathroom.

The first floor offers three bedrooms, providing flexible accommodation for families, couples or those requiring additional space for a home office. The property offers plenty of scope for improvement, making it an ideal opportunity for buyers looking for a renovation project with the potential to add value and for buyers looking to put their own stamp on the property and create a home to suit their individual tastes and requirements..

Outside

To the front of the property, there is an enclosed foregarden with gated access and fencing to the boundary.

The rear garden is enclosed and offers a paved area with established trees and shrubs. The garden would benefit from clearance and improvement, providing potential for buyers to landscape and create an outdoor space to suit their needs.

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

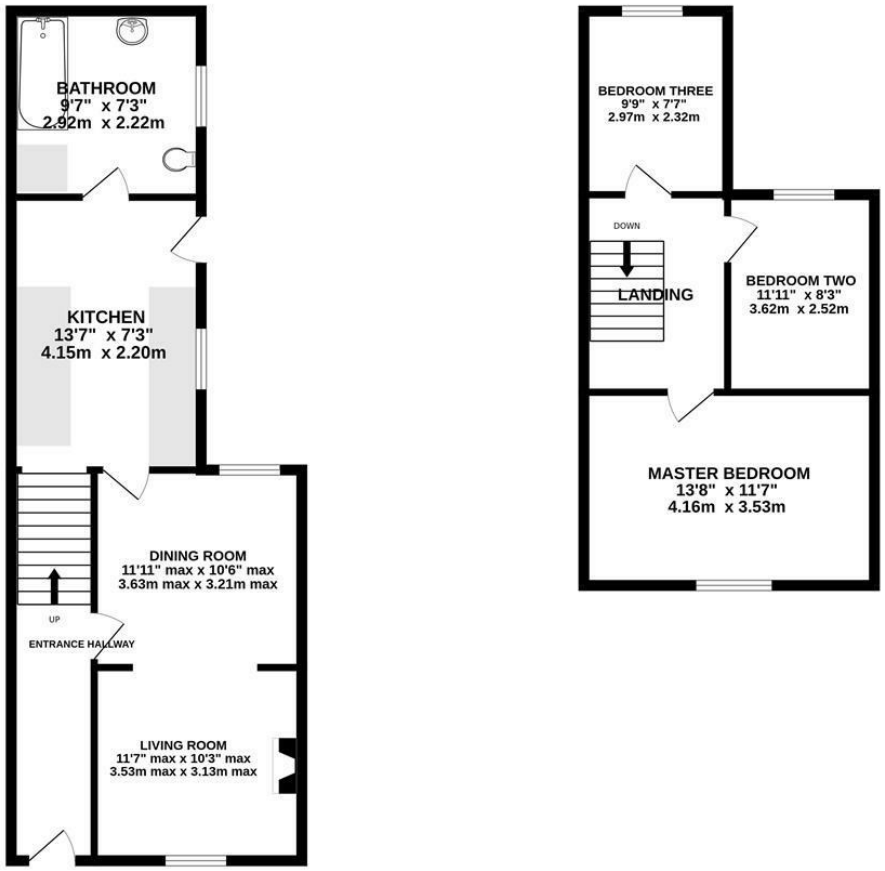
Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.
Water supply: Mains.
Sewerage: Mains.
Electricity supply: Mains.
Heating: Gas central heating.
Broadband speed: Basic 7 Mbps, Superfast 49 Mbps Highest available download speed.
Mobile phone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





GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



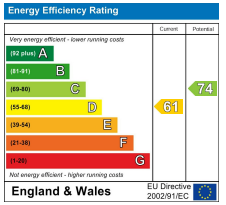
TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.

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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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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