



**Overbury Road, Gloucester GL1 4EA**  
**£205,000**



## Overbury Road, Gloucester GL1 4EA

• Tenant in-situ • Potential rental income of £1050 pcm • Two bedroom end of terrace • Private rear enclosed garden • Two allocated parking spaces • EPC rating of C72 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2025/2026.

**£205,000**

### Entrance Hallway

Entrance to the property offers storage for coats, shoes and such like.

### Kitchen

Kitchen with plenty of worktop space with allowance for washing machine, fridge freezer and oven with hob completed with window to front aspect.

### Living/Dining Room

Large living and dining space with stairs to first floor and sliding door to private enclosed garden.

### Landing

Landing which gives access to all first floor rooms.

### Master Bedroom

Generously sized double bedroom with space for wardrobes and window to rear aspect.

### Second Bedroom

Single bedroom with two storage cupboards to be used as wardrobes completed with window to front aspect.

### Family Bathroom

Modern suite comprising wash hand basin, w.c. and bath with electric shower overhead.

### Outside

To the side of the property is two allocated parking spaces, side access is available to the garden, the garden comprises a patio and grass area.

### Location

This property enjoys a convenient Gloucestershire location with easy access to Tewkesbury and Cheltenham. The area offers a pleasant balance of everyday convenience and peaceful surroundings, making it well suited for both commuters and those seeking a quieter setting.

### Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2025/2026.

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.



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

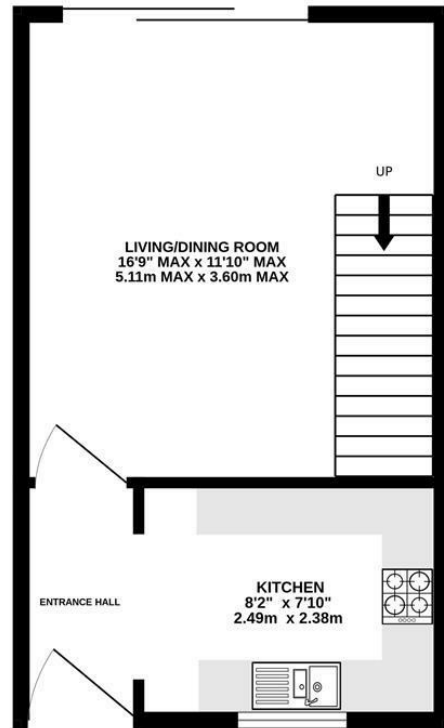
**01452 398010**

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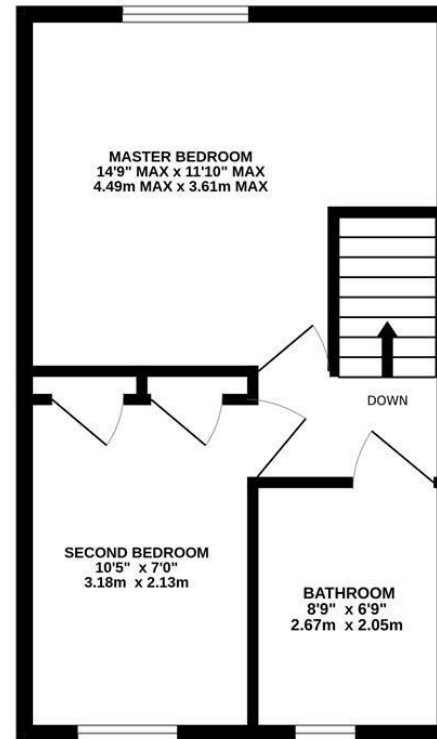
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GROUND FLOOR



1ST FLOOR



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