

Alfred Street, Gloucester GL1 4BY

£245,000

naylor powell

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• No onward chain • Three bedroom semi-detached family home • Generous & flexible living accommodation • Extensive enclosed rear garden • Hardstand to the rear providing secure off-road parking • Potential rental income of £1,250 pcm • EPC rating E53 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

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

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Accommodation
The ground floor offers a spacious and versatile layout, with a welcoming dining room leading through to a bright living room with large windows allowing plenty of natural light. The property also benefits from a well-equipped fitted kitchen with a good range of wall and base units, ample worktop space and integrated appliances, together with a useful utility area. There is also a spacious family bathroom fitted with a bath and separate shower enclosure, WC and wash hand basin. The generous proportions and traditional features throughout provide a lovely blend of character and practicality.

Upstairs, the property provides three well-proportioned bedrooms, with the master bedroom benefiting from two windows and fitted storage. The second bedroom is another generous double, while the third bedroom provides a useful single bedroom, nursery or home office. Completing the first floor is an additional W.C allowing convenient facilities upstairs. The landing provides access to the loft above offering the potential to convert if required.

Outside
This attractive traditional semi-detached property offers a well-proportioned frontage with a paved forecourt enclosed by wrought iron railings, providing a pleasant approach to the property. The house retains a number of attractive character features, including the brick elevations and decorative detailing around the windows and doorways. A gated side passage provides access through to the extensive rear garden, while the rear of the property also benefits from an integral garage with an up-and-over door providing useful additional storage.

One of the property's standout features is the exceptionally large rear garden, offering an impressive amount of outdoor space and considerable potential for landscaping and further improvement. The garden is predominantly laid to lawn and is enclosed by fencing, providing a good degree of privacy. A paved seating area immediately to the rear of the house creates space for outdoor dining and entertaining, with the garden extending considerably beyond this. To the far rear is an additional gated hardstanding area, accessed via the neighbouring road, which provides excellent potential for off-road parking for multiple vehicles.

Location
Conveniently located on the outskirts of Gloucester City Centre, Alfred Street is located within an active and vibrate community a short walking distance form the town centre whilst offering various immediate amenities to include food stores, public houses, places of religious worship, barbers and doctors surgery. A short distance from Alfred Street, Gloucester continues to provide further amenities schooling at both primary and secondary level alongside transport links.

Material Information
Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band E (£2,869.98 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Gas central heating.
Broadband speed: Basic 9 Mbps, Superfast 73 Mbps, Ultrafast 1800 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.





GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.

1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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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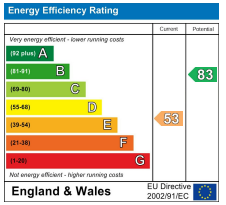
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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