

3 Old Tram Road, Gloucester GL1 1SJ

£190,000

naylor powell

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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

£190,000

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Accomadation

This well-presented home offers spacious and versatile accommodation arranged over two floors, combining a comfortable layout with modern features throughout.

Downstairs, the generous hallway leads to a bright and spacious sitting room with a rear window and glazed doors opening outside. The kitchen is fitted with a modern range of wall and base units, ample storage and preparation space, grey metro-style tiled splashbacks and integrated oven, hob, fridge freezer and washing machine. Wood-effect flooring runs throughout.

Upstairs, a bright landing with attractive white-painted balustrading and striped carpeting provides access to the well-proportioned bedrooms, offering flexibility for family living or home working.

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.

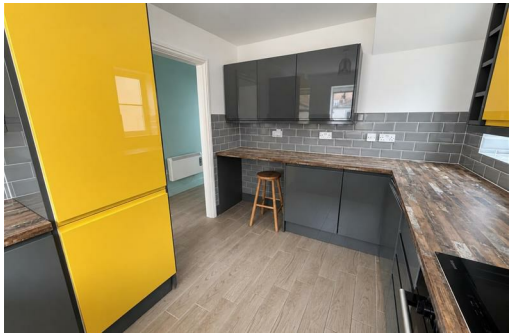
Location

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.

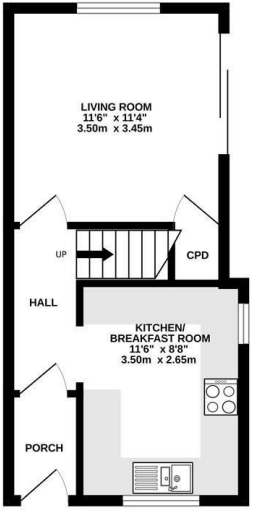
Material Information

Tenure: Freehold.
Local authority and rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027.
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.

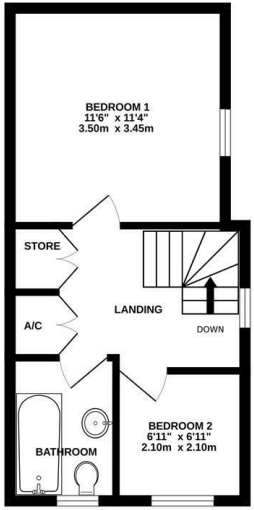




GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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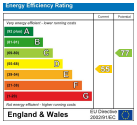
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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