



**Stratton Corner Stratton Road, Gloucester GL1 4HA**

**£170,000**



## Stratton Corner Stratton Road, Gloucester GL1 4HA

• No onward chain • Two double bedroom mid terraced property • Separate kitchen and living room • Enclosed rear garden • Close proximity to the historic city centre and transport links • Potential rental income of £895 pcm • EPC rating C76 • Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027



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

**£170,000**

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### Entrance Hallway

Spacious hallway providing access to the lounge, kitchen, downstairs w.c and stairwell leading to the first floor.

### Living Room

The spacious living room which boasts space for a dining area if required. Access is provided to the rear of the property offering a lawned garden.

### Kitchen

Overlooking the front aspect of the property benefitting from space for free standing appliances, ample storage space with plumbing for an automatic washing machine.

### Downstairs W.C

The room comprises of a W.C and hand wash basin.

### Landing

Spacious landing provides access to both double bedrooms and the family bathroom as well as access to the loft and airing cupboard.

### Bedroom One

Double bedroom with two windows facing to the front aspect.

### Bedroom Two

Double bedroom with two windows facing to the rear aspect.

### Bathroom

Family bathroom with white suite to include W.C, wash hand basin and panelled bath.

### Outside

Access provided from the lounge to the low maintenance lawned garden enclosed with fenced borders.

### Location

Conveniently located on the outskirts of Gloucester City Centre, the Stratton Corner development is located within an active and vibrant community a short walking distance from 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 Stratton Corner Gloucester continues to provide further amenities schooling at both primary and secondary level alongside transport links to include the new developed bus station and training station offering direct links to Birmingham, Bristol and London Paddington.

### Material Information

Tenure: Freehold

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,826.36 per annum) 2026/2027

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

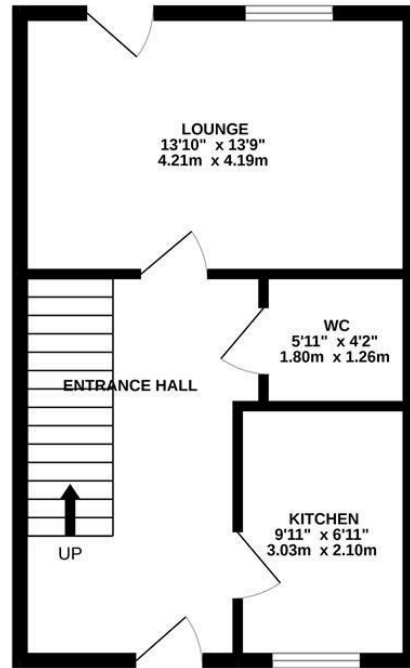
Heating: Gas central heating

Broadband speed: Standard 15 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps

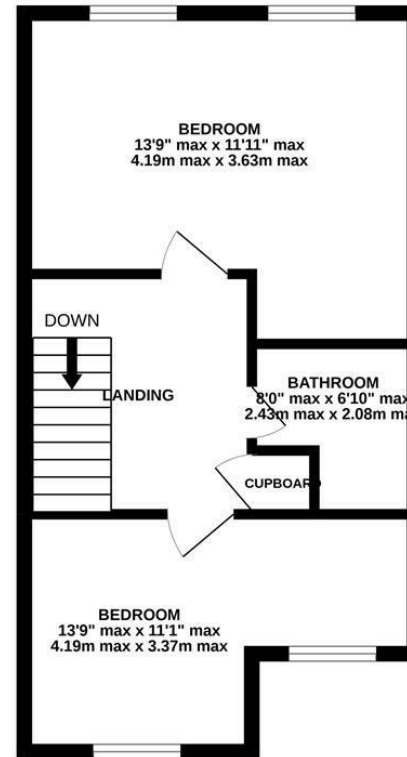
Mobile phone coverage: Vodafone, EE, Three and O2



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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