



St. Catherine Street, Gloucester GL1 2BX
£220,000



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• No onward chain • Three bedroom end of terrace property • Central location • Ideal first time buy or investment property • Potential rental income of £1,100 • EPC rating D56 • Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.



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

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www.naylorpowell.com

£220,000

Living Room

Entering through the front door into a spacious living room with window to the front aspect.

Kitchen / Dining Room

Ample storage in a range of floor and eye level units accompanied by integrated appliances to include electric oven with four ring electric hob and extractor over. Additional space for fridge freezer and plumbing for washing machine. Window to rear aspect and door to the garden.

Master Bedroom

Double bedroom situated on the first floor. Window to front aspect.

Bathroom

Positioned on the first floor, the bathroom comprises W.C., wash hand basin and bath with shower over.

Second Bedroom

Double bedroom situated on the second floor. Window to the front aspect.

Third Bedroom

Double bedroom located on the third floor. Window to the rear aspect overlooking the back garden.

Outside

The private rear garden is generous in size and

benefits from being a combination of lawned and patio areas.

Location

The characterful and favoured residential setting of Kingsholm is located half a mile respectively from the City Centre and popular Gloucester Quays development. With a direct line to London Paddington located at the Gloucester Station and accessible routes to both Cheltenham and Bristol, the property would be favoured by a working professional. Whilst the heart of the suburb provides the home to the Ofsted Outstanding 'Kingsholm Church of England Primary School' alongside the Premiership Rugby ground which holds various events throughout the year.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band B (£1,741.26 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

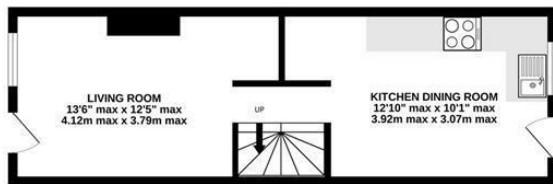
Heating: Gas central heating.

Broadband speed: Basic 6 Mbps, Superfast 35 Mbps, Ultrafast 1000 Mbps download speed.

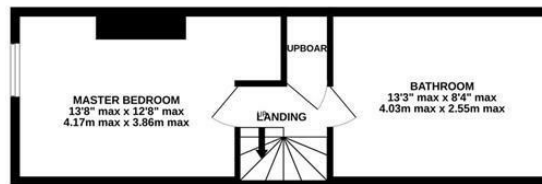
Mobile phone coverage: EE, Three, O2, Vodafone.



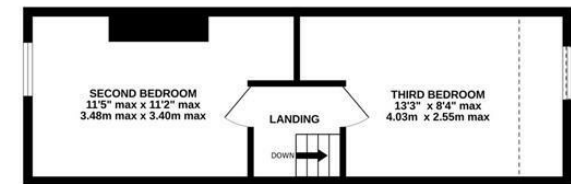
GROUND FLOOR



1ST FLOOR



2ND 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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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.

