97 Howard Street, Gloucester GL1 4UX

£205,000

naylor powell

97 Howard Street, Gloucester GL1 4UX

• No onward chain • Substantial sized five bedroom family home across three floors • Generous & flexible living accommodation throughout • In need of modernisation • EPC rating D61 • Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027

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

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Entrance Hallway
Generous sized hallway provides access to the living room, breakfast room and large built-in storage cupboard located beneath the stairwell.

Living Room
Bay fronted living room with window overlooking the front aspect.

Breakfast Room
Generous sized room offers the flexibility to be used as a second living room if required. Access is provided to the kitchen dining room with window overlooking the side aspect.

Kitchen / Dining Room
The large room provides suitable space for dining area before leading to the galley style kitchen with plenty of worktop and storage space provided alongside additional built-in storage cupboards. Access is also provided to a shower room and to the rear garden. Windows overlook the side and rear aspects.

Shower Room
White suite shower room comprises walk-in wet room area, w.c, wash hand basin and window with frosted glass overlooking the rear aspect.

Landing
With window overlooking the side aspect, the landing provides access to two bedrooms and stairwell leading to the second floor of the property.

Bedroom One
Double bedroom with bay window overlooking the front aspect.

Bedroom Two
Double bedroom with window overlooking the side aspect. Access from the room is provided to bedroom three to the rear.

Bedroom Three
Double bedroom with windows overlooking the side and rear aspects. The room also offers the versatility to become a dressing or en-suite to create a master suite from bedroom two if required.

Second Floor Landing
Landing area provides access to two further bedrooms.

Bedroom Four
Large double bedroom with velux window overlooking the side aspect and storage space within the eaves.

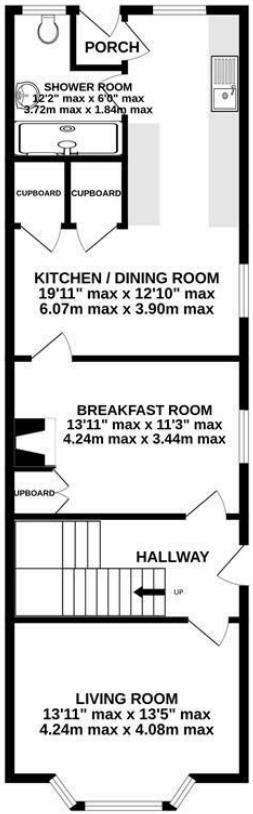
Bedroom Five
Bedroom with velux window overlooking the side aspect.

Outside
Externally the property boasts an rear garden enclosed with fenced borders providing patio and lawned areas. Gated side access leads to the front of the property.

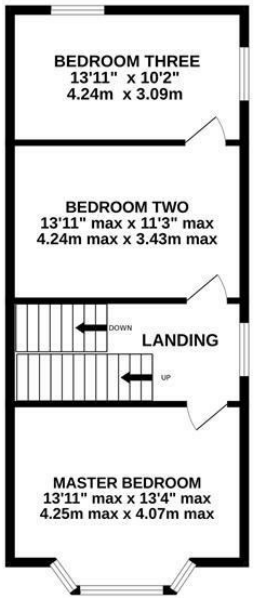
Location
Situated on the outskirts of Gloucester City Centre, the property appeals to a wide range of potential purchasers having access to both primary and secondary education, a range of amenities, multi-sport court, playing grounds, bus links alongside being a short distance from the newly developed Gloucester Quays providing various restaurants, bars and twelve screen cinema.

Material Information
Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.
Water supply: Mains.
Sewerage: Mains.
Electricity supply: Mains.
Heating: Gas central heating.
Broadband speed: Basic 7 Mbps, Superfast 49 Mbps Highest available download speed.
Mobile phone coverage: EE, Three, Vodafone, O2.

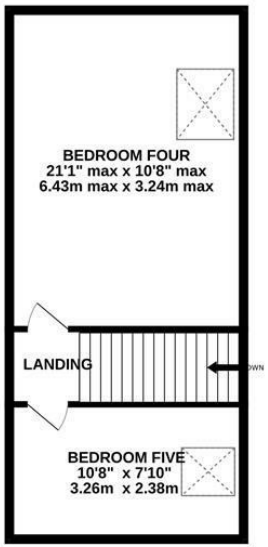
GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1671 sq.ft. (155.2 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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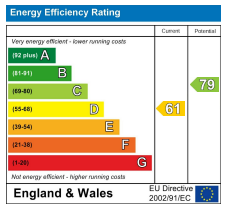
Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

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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