

Tarrington Road, Gloucester GL1 4PE

£180,000

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• No onward chain • Two double bedroom terraced property • Generous ground floor living accommodation • Large enclosed rear garden • Potential rental income of £950 pcm • EPC rating D68 • 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
Hallway, with original quarry tiled flooring, provides access to the living room and stairwell leading to the first floor.

Living Room / Dining Room
The large room provides convenient space for living and dining areas with window overlooking the front aspect. Access is provided to the kitchen and to a storage cupboard located beneath the stairwell.

Kitchen / Breakfast Room
Generous sized kitchen with suitable space provided for a breakfast table or home office space if required. The kitchen itself benefits from ample worktop and storage space with space for many free standing appliances. Window overlooks the rear aspect whilst door providing access to the garden itself.

Landing
Spacious landing area provides access to both bedroom, family bathroom, airing cupboard and to the loft above.

Bedroom One
Double bedroom with window overlooking the front aspect.

Bedroom Two
Double bedroom with window overlooking the rear aspect.

Bathroom
White suite bathroom comprises w.c, wash hand basin, bath, shower cubicle and window with frosted glass overlooking the rear aspect.

Outside
To the rear, the property boasts a large rear garden enclosed with fenced borders. Patio area provides a suitable space for seating and entertaining before leading to a large lawned area.

Location
Conveniently located on the outskirts of Gloucester City Centre, Tarrington Road 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 Maldon Gardens, 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.

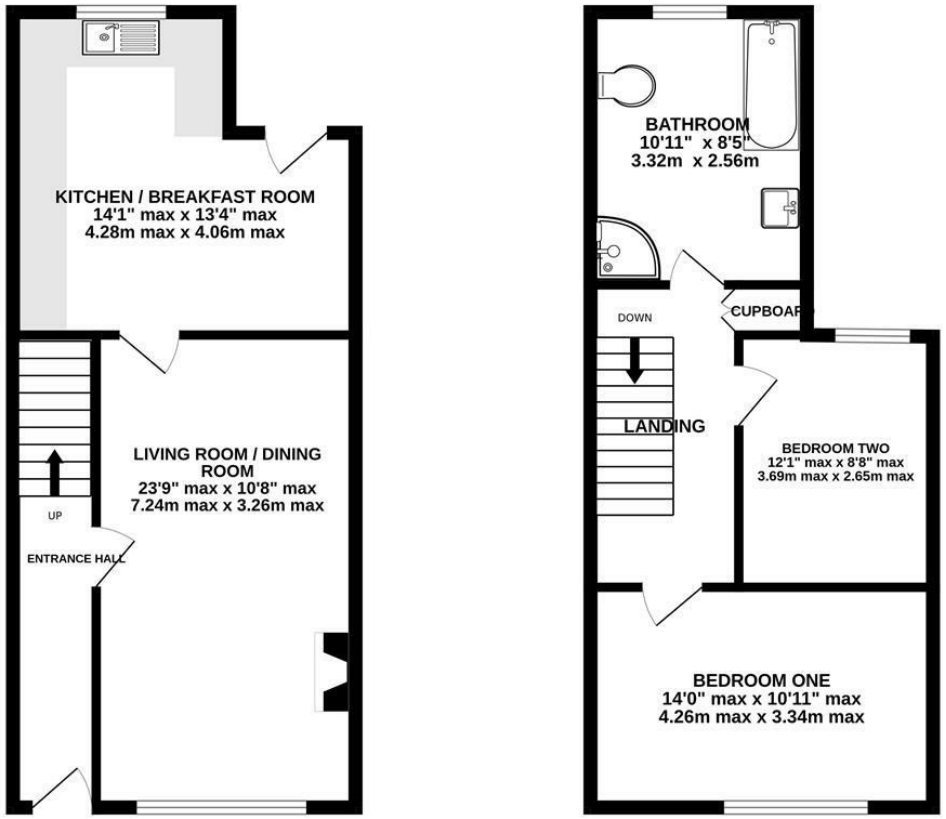
Material Information
Tenure: Freehold.
Local Authority and Rates: Gloucester City Council - Tax Band A (£1,565.44 per annum) 2026/2027.
Electricity supply: Mains.
Water supply: Mains.
Sewerage: Mains.
Heating: Electric Storage Heaters. Gas connection is provided to the property.
Broadband speed: Basic 13 Mbps, Superfast 43 Mbps, Ultrafast 1000 Mbps download speed.
Mobile phone coverage: EE, Three, O2, Vodafone.





GROUND FLOOR
446 sq.ft. (41.5 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



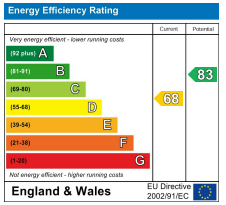
TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.

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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LAY-Z-SPA













