



Oxford Street, Gloucester GL1 3EG
£279,950



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- Investment opportunity
- Terraced property converted into two apartments
- Potential to convert to a HMO
- Ideal central Gloucester location
- EPC ratings TBC
- Gloucester City Council - Tax Band A (£1298.95 per annum)

£279,950



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

01452 398010

docks@naylorpowell.com

www.naylorpowell.com

Communal Entrance Hallway

Spacious hallway ideal for shoes and coats providing access to both apartments.

Flat One - Bedroom

Double bedroom with built-in wardrobe and window facing towards the front aspect.

Lounge

Generous sized lounge with door opening to the kitchen and double doors opening to the rear garden. Stairwell provides access to the basement area.

Kitchen

Window facing to the side aspect and door providing access to the rear garden. Ample worktop and storage space is provided.

Basement Hallway

Window facing towards the front aspect. Built-in storage cupboard and utility area and providing access to the bathroom.

Bathroom

Bathroom comprising of w.c, wash hand basin and bath with shower attachment over.

Outside

Only accessible from the ground floor flat, the low maintenance rear patio garden is enclosed by walled borders.

Flat Two - Landing

Landing area provides access to the lounge, kitchen, bedroom two and stairwell leading to a second landing area where access is provided to the other two bedrooms and family bathroom.

Lounge

Two windows overlook the front aspect. The spacious room is ideal for a dining area if required.

Kitchen

Ample worktop and storage space with integrated electric hob and oven. Window facing towards the rear aspect.

Bedroom One

Large double bedroom with two windows facing towards the front aspect and built-in wardrobe.

Bedroom Two

Double bedroom with window facing towards the side aspect and sliding door opening to the en-suite shower room.

En-Suite

Shower room comprising of shower cubicle, w.c and wash hand basin.

Bedroom Three

Window facing to the rear aspect and built-in wardrobe.

Bathroom

White suite part tiled bathroom comprising of w.c, wash hand basin and bath with shower attachment over.

Location

The characterful and favoured residential setting of Kingsholm is located half a mile and 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 residential aspect of the property would be favoured by a various demographic including working professionals or students alike. Whilst the heart of the suburb provides various local amenities including healthcare, Tesco local and such like alongside the Premiership Rugby ground which holds various events throughout the year.

Local Authority, Services & Tenure

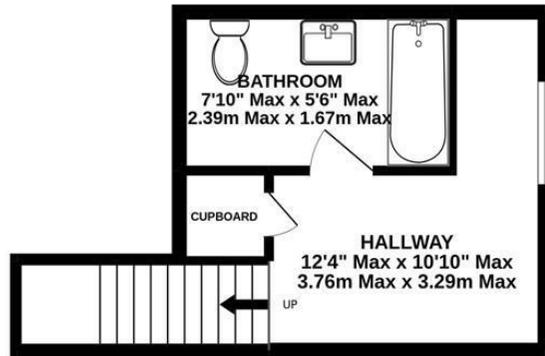
Gloucester City Council - Tax Band A (£1,298.95 per annum). Council tax band is the same for each flat.

Mains water, drainage, gas and electric are connected to the property.

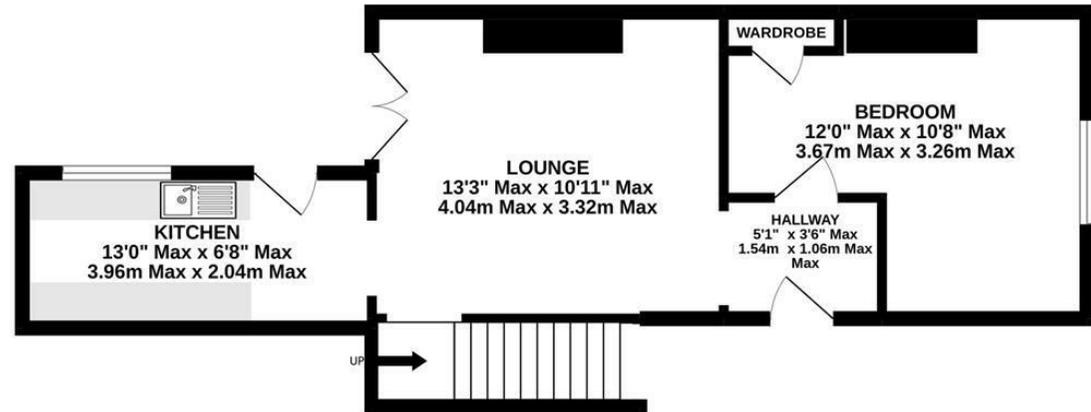
Freehold.



BASEMENT



GROUND 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.

Energy Efficiency Rating		Current	Potential
192 (100)	A		
161 (61)	B		
129 (40)	C		
105 (40)	D		
79 (54)	E		
51 (38)	F		
15 (29)	G		
All energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



