



Sidney Street, Gloucester GL1 4DB
£150,000



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• No onward chain • Two double bedroom terraced home • In need of modernisation throughout • Two reception rooms • Enclosed rear garden • Potential rental income of £995 pcm • EPC rating F27 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026

£150,000



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Entrance Hallway

Hallway provides access to the living room, dining room and stairwell leading to the first floor.

Living Room

Generous sized room with window overlooking the front aspect.

Dining Room

The room benefits from an original feature fireplace. Window overlooks the rear aspect whilst access is provided to the kitchen and a built-in storage cupboard located beneath the stairwell.

Kitchen

The kitchen provides suitable space for plenty of worktop and storage space alongside space for many freestanding appliances. Three windows overlook the rear garden whilst door provides access to the garden itself.

Landing

Spacious landing provides access to both bedrooms, family bathroom 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

Bathroom comprises w.c, wash hand basin, bath, space for a free standing shower cubicle and window with frosted glass overlooking the rear aspect.

Outside

To the rear, the property boasts a large garden enclosed with fenced borders with patio and lawned areas. Gated access to the rear leads to a lane behind allowing for suitable rear access to the property.

Location

Conveniently located on the outskirts of Gloucester City Centre, Sidney Street 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 Sidney Street, Gloucester continues to provide further amenities schooling at both primary and secondary level alongside transport links.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

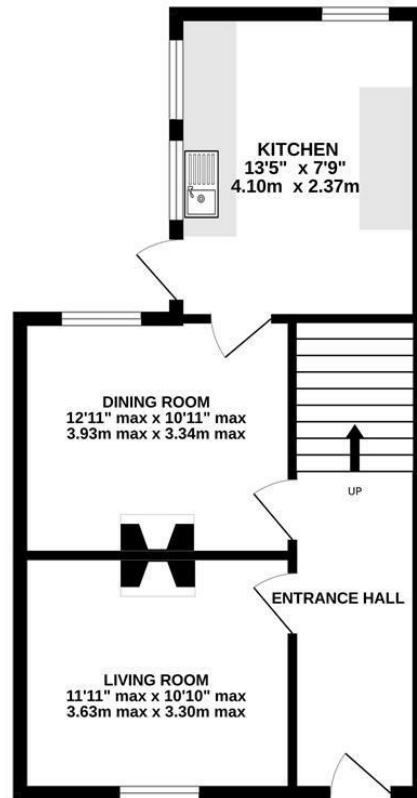
Heating: Gas central heating.

Broadband speed: Basic 7 Mbps, Superfast 49 Mbps Highest available download speed.

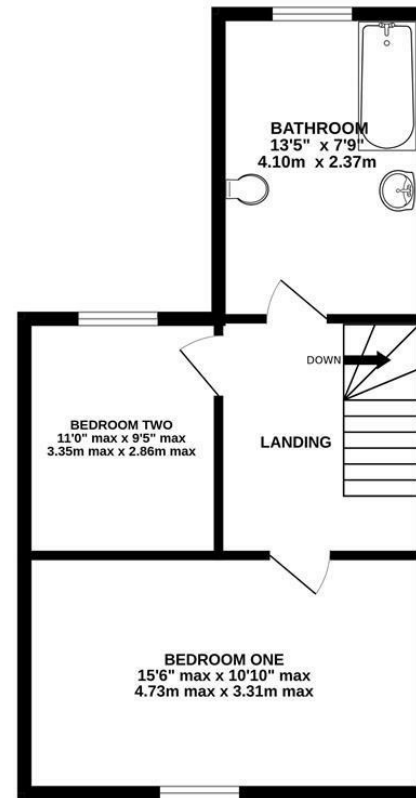
Mobile phone coverage: EE, Three, Vodafone, O2.



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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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