



**Raglan Street, Gloucester GL1 4AU**

**£150,000**



## Raglan Street, Gloucester GL1 4AU

• No onward chain • One bedroom terraced house • Accommodation split across three floors with mezzanine level • Enclosed rear garden & parking space • Potential rental income of £625 pcm • EPC rating D63 • Gloucester City Council - Tax Band B (£1,515.45 per annum)

**£150,000**

### Accommodation

Stepping into this quirky, one bedroom, townhouse style property which provides immediate access to the shower room which leads through to the kitchen which is found to the rear. The kitchen itself benefits from ample worktop space alongside an integrated hob and oven as well as plumbing for an automatic washing machine. Convenient space for a breakfast table is also found whilst sliding doors provide access to the rear garden.

Taking the stairwell to the first floor, the lounge is a generous size overlooking the rear garden and provides access to the double bedroom with built in wardrobes. Additionally, from the lounge, a second staircase leads to the mezzanine level allowing for an additional space which is convenient and can be utilised as a study or second bedroom, if required with additional built in storage cupboards.

### Outside

Externally, the property benefits from an enclosed rear garden with a patio area that leads to an area currently utilised as a vegetable plot. To the front, an off-road parking space is found directly in front of the property alongside access to a storage cupboard housing the meters to the property located next to the front door.

### Location

Conveniently located on the outskirts of Gloucester City Centre, Raglan Street offers the convenience of commuter access to the City Centre and Historic Gloucester Docks aswell as the surrounding areas via train or bus from the local stations. Local amenities to include shops, doctors surgery, public houses and schools are all within close proximity.

### Local Authority, Services & Tenure

Gloucester City Council - Tax Band B (£1,515.45 per annum).

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

Freehold.



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

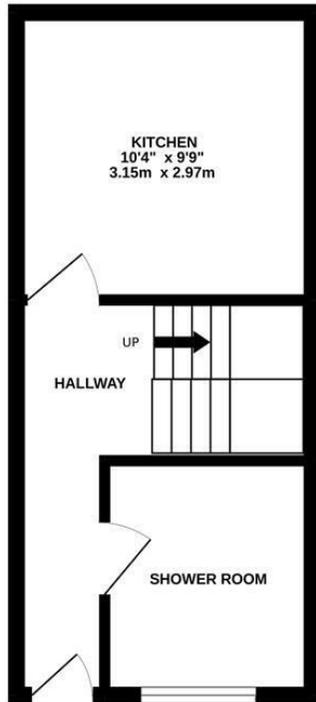
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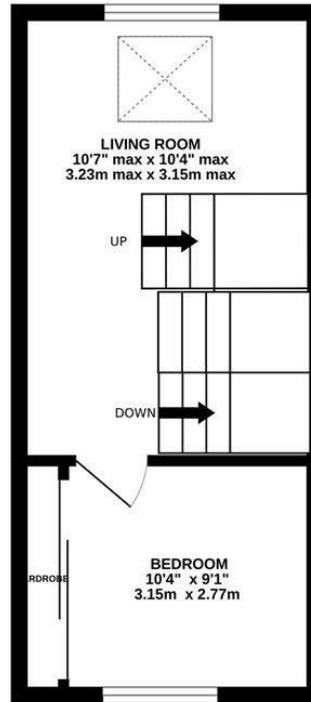
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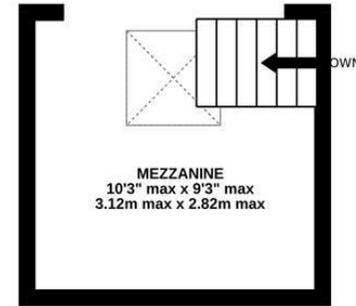
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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