



Percy Street, Gloucester GL1 4NQ
Offers Over £150,000



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• No onward chain • Two double bedroom end-terraced property • In need of modernisation • Potential to extend and create further living space • Private & enclosed rear garden • Potential rental income of £1,100 pcm • EPC rating E40 • Gloucester City Council - Tax Band A (£1,492.52 per annum) 2025/2026



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

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Offers Over £150,000

Living Room

Spacious living room with wood burner installed and window overlooking the front aspect. Access is provided to the kitchen.

Kitchen / Dining Room

The generous sized room provides suitable space for a dining table, range cooker and additional free standing appliances. Stairwell within the room leads to the first floor accommodation. Window overlooks the rear aspect whilst access is also provided to the utility room to the rear.

Utility Room

Providing an extension from the kitchen, the utility room benefits from additional worktop space, sink with drainer and plumbing for an automatic washing machine. Access from the room is provided to the rear garden.

Landing

The landing provides access to both bedrooms.

Bedroom One

Double bedroom with window overlooking the front aspect and access to a built-in wardrobe.

Bedroom Two

Double bedroom with window overlooking the rear aspect and access provided to the bathroom.

Bathroom

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

Outside

To the rear, the property benefits from a private and low maintenance rear garden consisting of decked and patio areas with flower beds to the sides. Access is provided to several convenient outbuildings providing additional storage or the potential to convert to incorporate into the house itself. Large purpose built shed to the rear benefits from power and lighting providing the potential to be used as a home office or workshop if required.

Location

A popular suburb within the heart of the Gloucester, the locality appeals to a wide range of tenants having a range of various amenities, good bus links to both the centre and hospital alongside being a short distance from the newly developed Gloucester Quays providing various restaurants, bars and twelve screen cinema allowing it to be a strong area of investment offering a positive yield.

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.

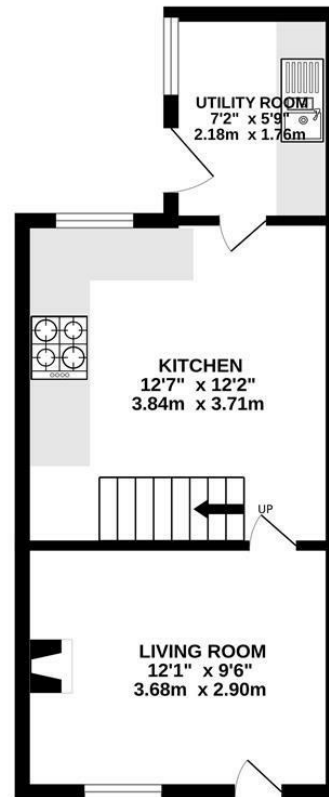
Heating: Electric Storage Heaters. Gas connection is provided to the property.

Broadband speed: Basic 13 Mbps, Superfast 43 Mbps, Ultrafast 1000 Mbps download speed.

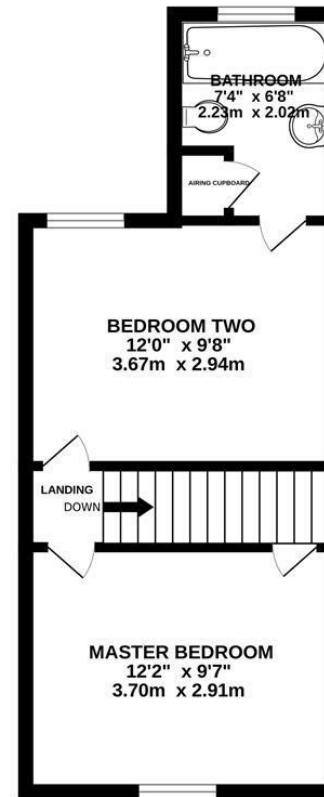
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST 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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