



248 Barton Street, Gloucester, Gloucestershire, GL1 4JR

£145,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Two Bedroom Mid-Terrace Home – Barton Street, Gloucester – No Onward Chain.

Situated in a convenient central location, this well-presented two bedroom mid-terrace property on Barton Street offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Offered to the market with no onward chain, the home is ready for immediate occupation.

The ground floor comprises a welcoming entrance hallway leading through to two bright and spacious reception rooms, ideal for both relaxing and entertaining. To the rear, a modern kitchen provides ample worktop and storage space, with a contemporary finish and access through to the ground floor bathroom.

Upstairs, the property benefits from two well-proportioned bedrooms, offering comfortable accommodation with plenty of natural light.

Externally, the property features a low-maintenance rear garden, laid with a combination of patio and gravel, providing a private outdoor space perfect for seating or entertaining.

Further benefits include double glazing and gas central heating.

Located within easy reach of Gloucester city centre, local amenities, and transport links, this property offers both convenience and practicality.

Agents Note.


Freehold
EPC Rating:
Gloucester Council Band: A
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk:

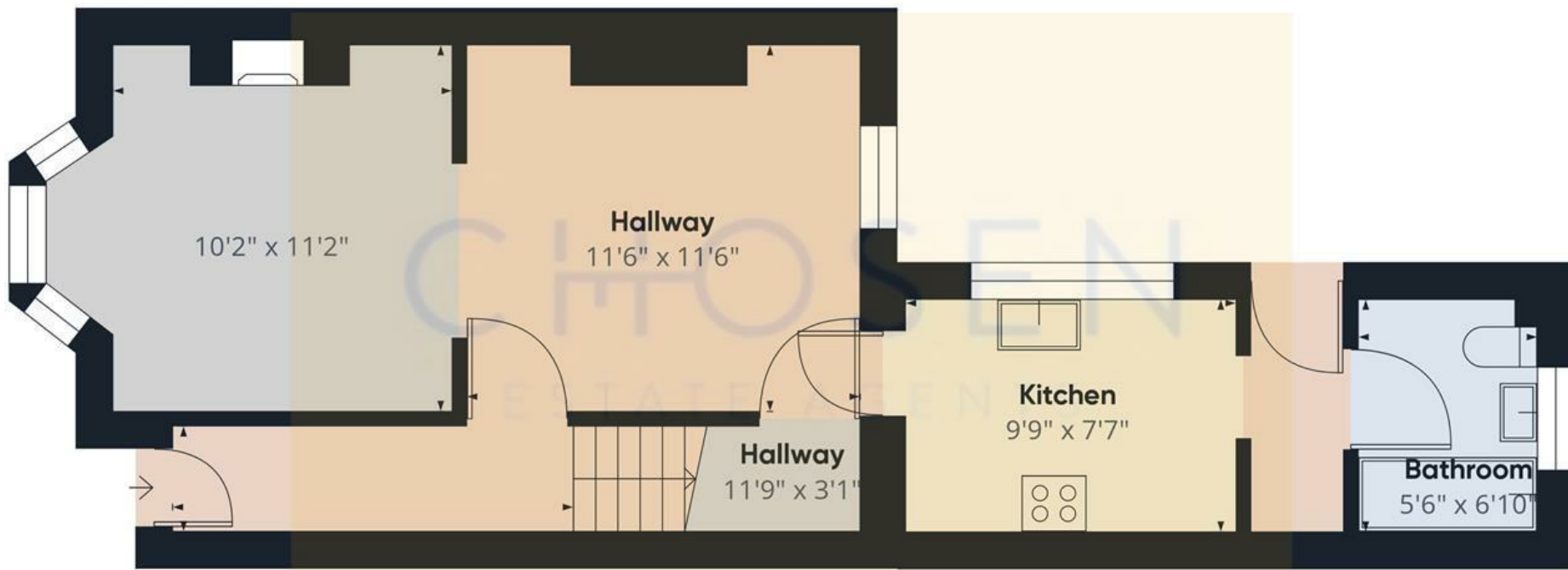
Rivers & Seas: Very Low
Surface Water: Very Low

- Two Bedroom Mid Terrace Home
- No Onward Chain
- Recently Modernised
- Perfect First Time Purchase Or Buy To Let Investment
- Close Proximity To Town and Gloucester Quays
- EPC Rating: C69
- Council Tax Band: A

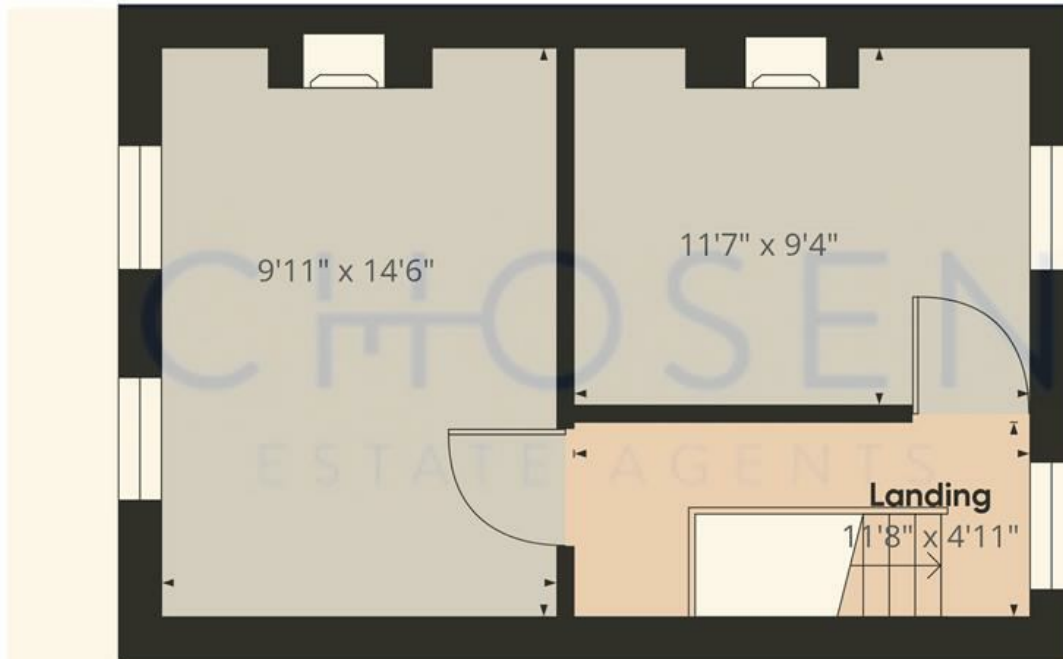
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area⁽¹⁾

730.22 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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