



50 St. Pauls Road, Gloucester, GL1 5AR

£190,000

**CHOSEN**  
ESTATE AGENTS

## THE PROPERTY

Two Bedroom Terraced House Gloucester | Near Gloucester Quays | Garden & Loft Space | Investment or First-Time Buy.

Located within easy reach of Gloucester Quays and Gloucester city centre, this two-bedroom terraced house presents an excellent opportunity for first-time buyers, buy-to-let investors, or those looking to downsize.

The ground floor offers a living room to the front, leading through to a separate dining room ideal for entertaining. To the rear, the kitchen provides access to the enclosed rear garden.

Upstairs, the property offers two double bedrooms, including a generous main bedroom, along with the family bathroom.

Externally, there is a private rear garden, mainly laid to lawn with a patio seating area, perfect for relaxing or outdoor dining.

Additional benefits include a useful loft space with potential for storage (subject to necessary consents for future conversion), along with double glazing and gas central heating. The property is conveniently located close to local amenities, transport links, and the popular Gloucester Quays shopping and leisure destination.


Agents Note.  
Freehold  
EPC Rating: D60  
Gloucester Council Band: A  
Mains Gas, Electric and Water are connected.  
Fibre Broadband is available in the area.

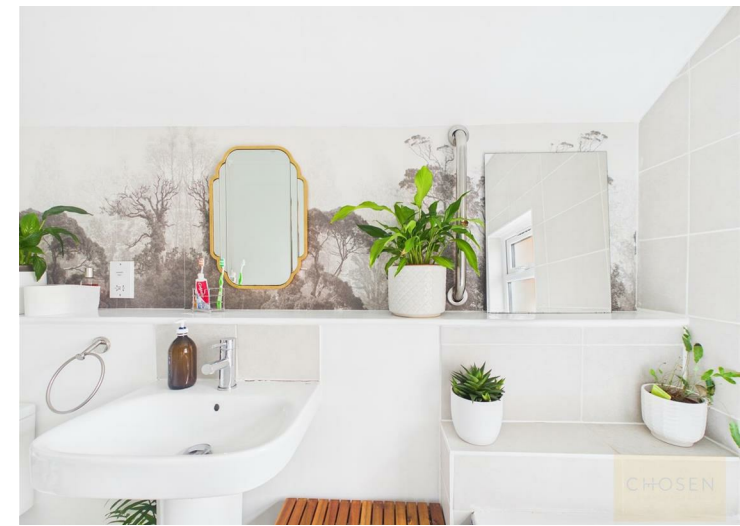
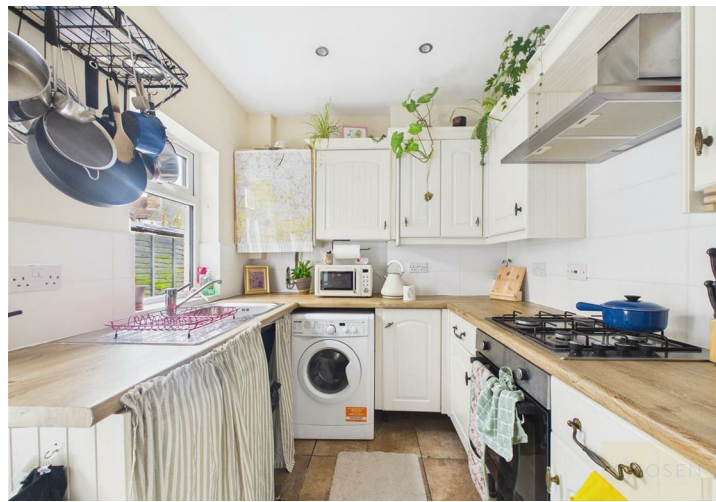
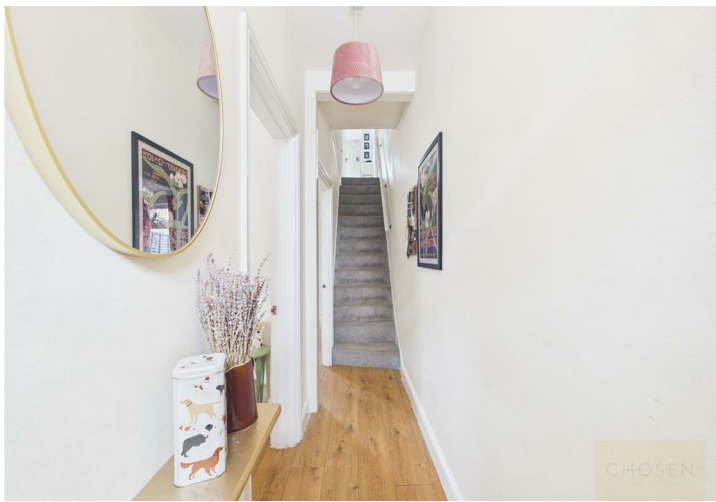
Flood Risk:  
Very Low

Broadband:  
Basic - 15 Mbps  
Superfast - 78 Mbps  
Ultrafast - 1000 Mbps

- Two Bedroom Home
- Perfect First Time Purchase
- Enclosed Rear Garden
- Two Reception Rooms
- Walking Distance To Gloucester Quays
- Two Double Bedrooms
- EPC Rating: D60
- Council Tax Band: A

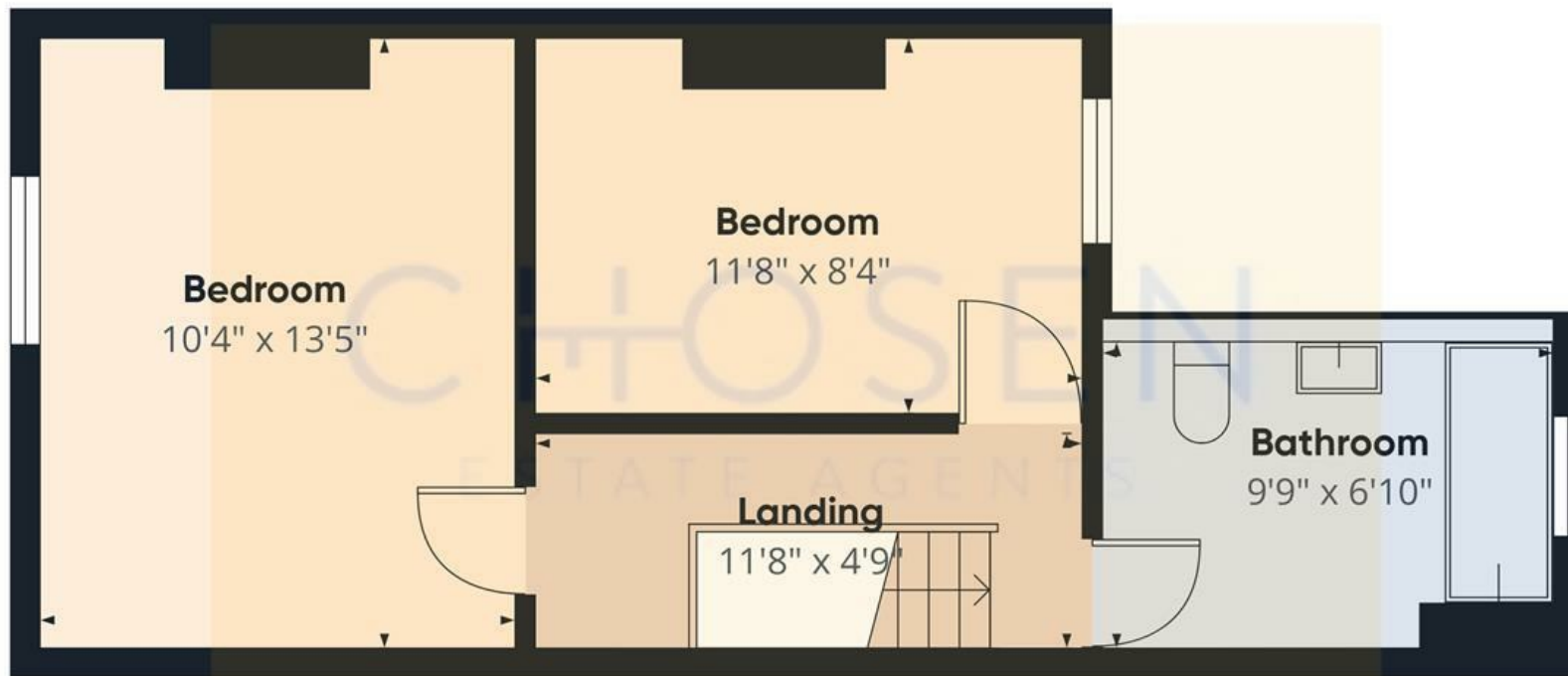
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
684 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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