



320 Barton Street, Gloucester, Gloucestershire, GL1 4JJ

£170,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Located in the heart of Barton, this three-bedroom mid-terraced home offers a fantastic opportunity for investors or first-time buyers. While requiring some modernisation, it has excellent potential to become a comfortable and practical living space.

The ground floor features a sitting room, a separate dining room ideal for family meals or entertaining, a functional kitchen, and a ground-floor bathroom.

Upstairs, there are three well-proportioned bedrooms, including a generous master bedroom with plenty of space to make your own. The property also boasts an enclosed rear garden.

With the added benefit of a newly installed heating system ensuring efficiency and comfort, this home is ready for its next chapter. Estimated rental income is between £900-£1,000pcm, making it an ideal investment opportunity.

This is your chance to put your stamp on a home full of promise in a convenient location. Don't miss out on this exciting opportunity!

Agents Note.

Freehold

EPC Rating: D62


Gloucester City Council Band: A

Mains Gas, Electric and Water are connected.

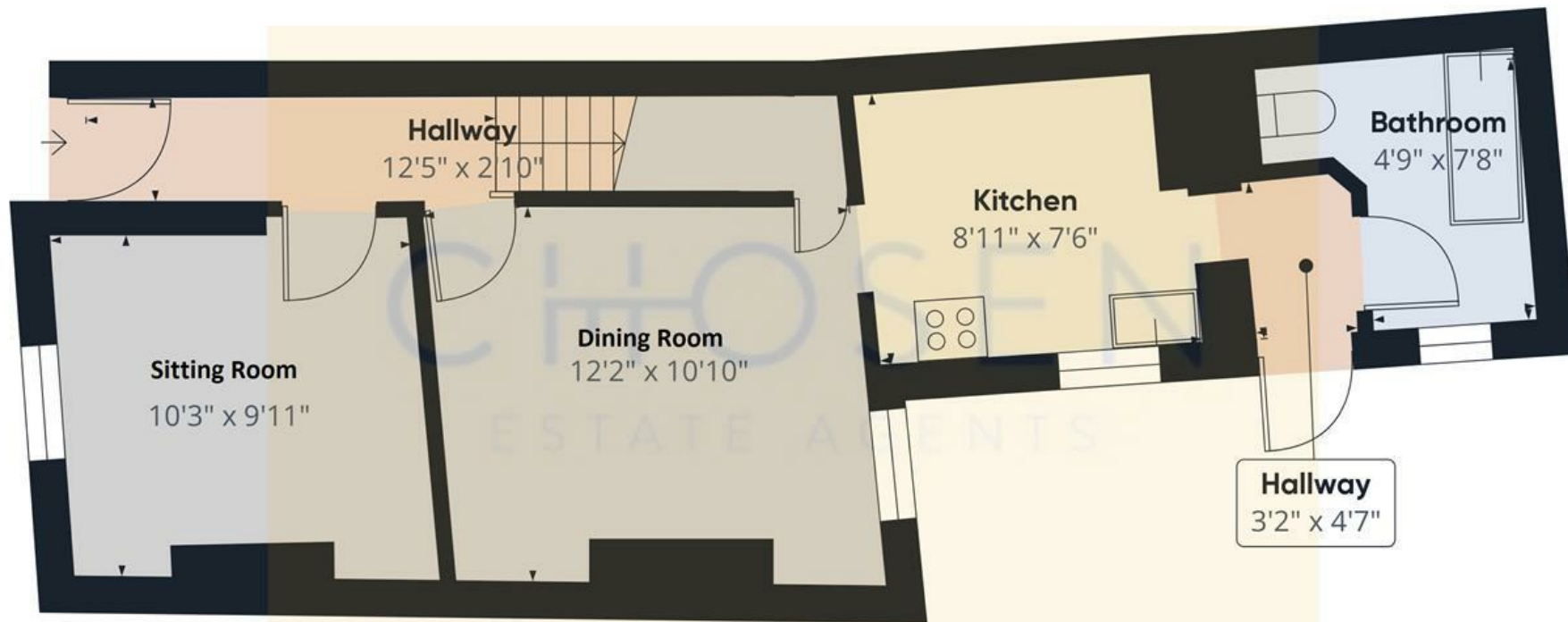
Fibre Broadband is available in the area.

- Three-bedroom mid-terraced home
- Enclosed rear garden
- Convenient location
- EPC Rating - D62
- Three well-proportioned bedrooms
- Newly installed heating system
- Requires modernisation with great investment potential
- Council Tax Band - A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Floor 0



Floor 1

Approximate total area⁽¹⁾
768.44 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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