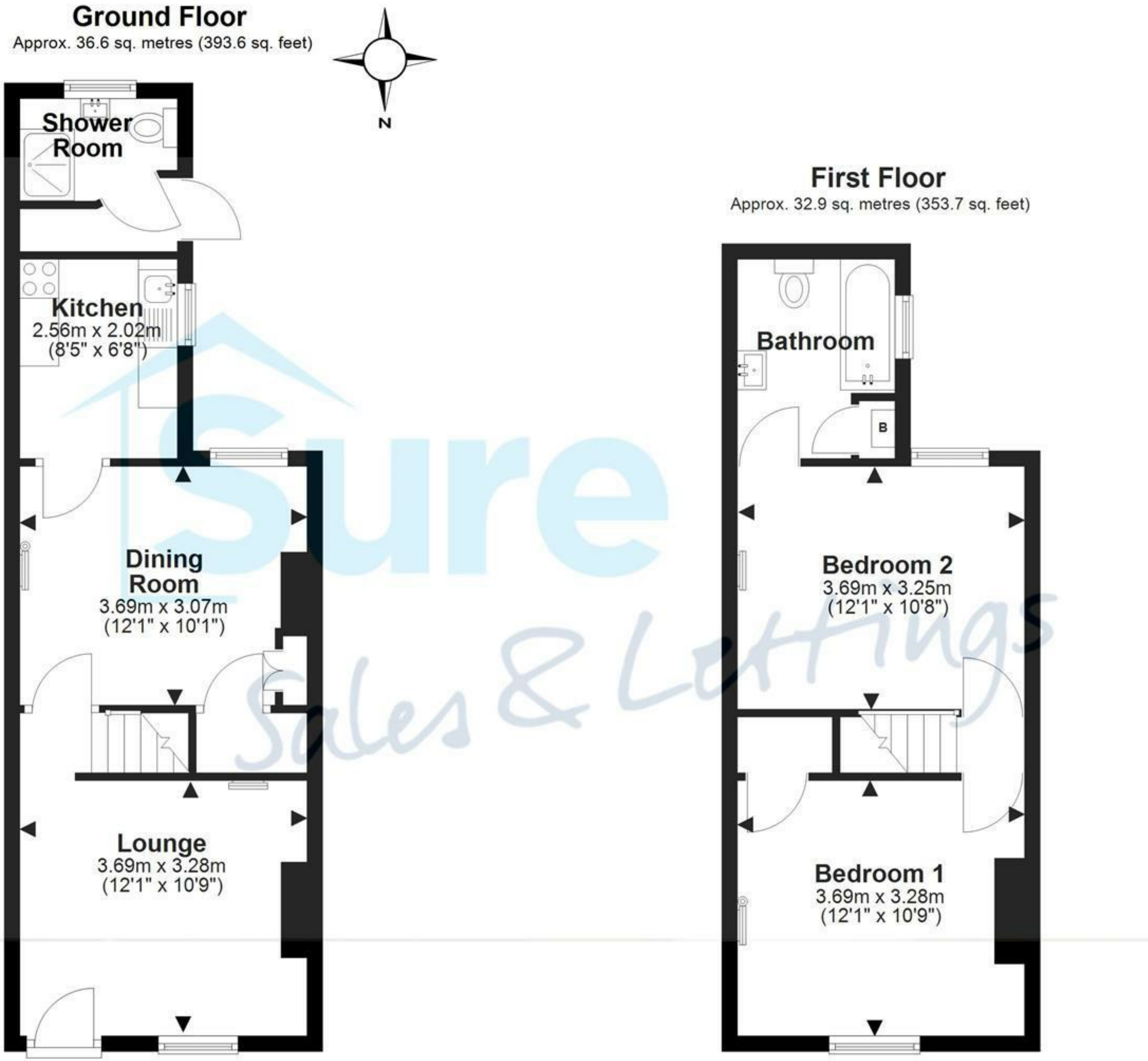
121 NEW STREET, GLOUCESTER, GL1 5AY

PRICE £160,000

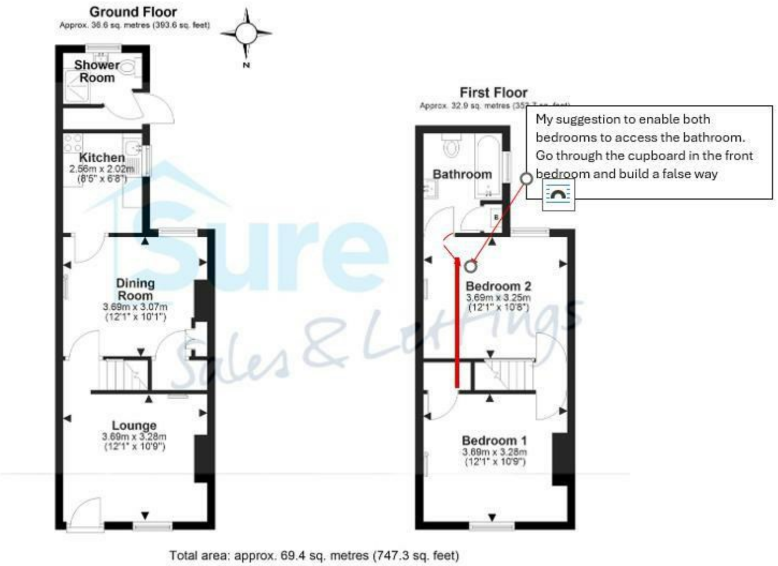
FREEHOLD GLOUCESTER CITY COUNCIL COUNCIL TAX BAND A



Total area: approx. 69.4 sq. metres (747.3 sq. feet)

Spacious Period Terrace REQUIRING MODERNISATION – Prime Location Near Gloucester Quays

A generously proportioned period terraced home, ideally positioned within walking distance of Gloucester Quays, the City Centre, and a range of local amenities. Offering excellent potential, this property is perfect for first-time buyers or investors, with an estimated rental income of £1,200 pcm. UPDATING REQUIRED


Ground Floor
Approx. 36.6 sq. metres (393.6 sq. feet)
N
Shower Room
Kitchen
2.56m x 2.02m
(8'5" x 6'8")
Dining Room
3.69m x 3.07m
(12'1" x 10'1")
Lounge
3.69m x 3.28m
(12'1" x 10'9")
First Floor
Bathroom
My suggestion to enable both bedrooms to access the bathroom. Go through the cupboard in the front bedroom and build a false way
Bedroom 2
3.69m x 3.25m
(12'1" x 10'8")
Bedroom 1
3.69m x 3.28m
(12'1" x 10'9")
Sure
Sales & Lettings
Total area: approx. 69.4 sq. metres (747.3 sq. feet)


New Street
45
135
123
126
111
13.1m

Located in the heart of Gloucester, New Street offers a blend of urban convenience and historic character. Just moments from Gloucester Cathedral, this area is steeped in heritage, with charming period architecture and cobbled lanes that reflect the city's rich past.

Residents enjoy easy access to Gloucester City Centre, with its wide range of shops, cafés, and restaurants. The nearby Gloucester Quays outlet and leisure complex is a major draw, offering designer shopping, a cinema, waterfront dining, and seasonal events. The regenerated historic docks area adds to the appeal, with scenic walks and cultural attractions like the National Waterways Museum.

Transport links are excellent—Gloucester Railway Station is within walking distance, providing direct services to Cheltenham, Bristol, Cardiff, and London. The area is also well-connected by road, with quick access to the A40, A417, and M5, making it ideal for commuters.

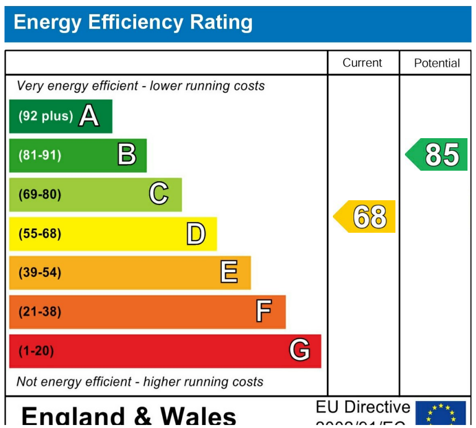
With its central location, proximity to amenities, and strong sense of place, New Street is a popular choice for professionals, investors, and anyone seeking a vibrant city lifestyle with a touch of history.

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum



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