



7 Gothic Cottages Barton Street, Gloucester

Gloucester

Offers in Region of **£125,000**

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We are delighted to bring to the market a GRADE II Listed "Gothic Cottage" with NO ONWARD CHAIN! Accommodation to Ground Floor comprises of Entrance Hall, 25'2" Lounge Diner, 14'4" Kitchen, Utility Room/Cloakroom, whilst to the First Floor are THREE Bedrooms (Two Doubles and One Single) and a Family Bathroom with a an accessible ATTIC ROOM to the second floor.

Further benefits include Gas Radiator Central Heating, Front Garden and a low maintenance Rear Courtyard Garden.

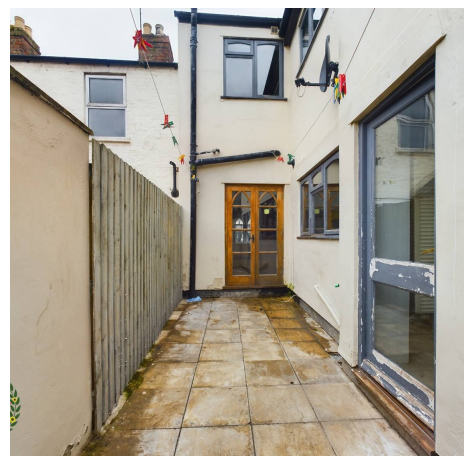
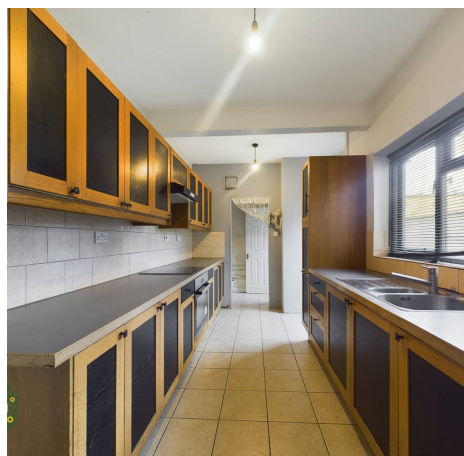
Property for sale through Michael Tuck Estate Agents. Approximate rental value of £950 pcm. Please contact Michael Tuck Lettings in Gloucester for more details.

Please Call 01452 543200 To View

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Grade 2 Listed Cottage
- Three Bedrooms and Attic Room
- 25'2 Lounge Diner
- Downstairs WC & First Floor Bathroom
- 13'2 Master Bedroom & 18'9 Bedroom Two
- Front Garden and Rear Courtyard Garden
- Gas Radiator Central Heating
- Energy Rating D62
- No Onward Chain



Entrance Hall

Lounge Diner

Dimensions: 25' 2" x 10' 7" (7.66m x 3.22m).

Kitchen

Dimensions: 14' 4" x 7' 10" (4.37m x 2.39m).

Utility

Dimensions: 5' 4" x 4' 0" (1.62m x 1.22m).

WC

Dimensions: 4' 9" x 2' 8" (1.45m x 0.81m).

First Floor Landing

Master Bedroom

Dimensions: 13' 2" x 10' 1" (4.01m x 3.07m).

Bedroom Two

Dimensions: 18' 9" x 7' 9" (5.71m x 2.36m).

Bedroom Three

Dimensions: 9' 0" x 8' 7" (2.74m x 2.61m).

Family Bathroom

Dimensions: 9' 0" x 5' 10" (2.74m x 1.78m).

Second Floor Landing

Attic Room (Restricted Head Height)

Dimensions: 11' 10" x 10' 4" (3.60m x 3.15m).

Outside - Front Garden and Rear Courtyard Garden

Addition Information

Gas & Electric - Mains Water & Sewerage - Mains





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1163.46 ft²
108.09 m²

Reduced headroom

83.43 ft²
7.75 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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