



 **27 Parliament Street, Gloucester**
Gloucester

Offers Over **£200,000**

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RARELY AVAILABLE and presented in IMMACULATE condition, this TWO BEDROOM VICTORIAN COTTAGE offers an exceptional opportunity for first time buyers.

The property boasts TWO DOUBLE BEDROOMS, providing ample space for comfortable living. The OPEN PLAN LIVING SPACE creates a bright and welcoming atmosphere, ideal for entertaining or relaxing with family and friends. Each room has been updated and maintained to a high standard, allowing you to move straight in without the need for any renovations. OFF ROAD PARKING is included, providing convenience and peace of mind for homeowners.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Upvc Double Glazing
- Immaculate Throughout
- Open Plan Living Space
- Utility Room
- Victorian Cottage
- Off Road Parking
- Gas Central Heating
- Two Double Bedrooms
- Limestone Flooring On Ground Floor
- Energy Rating C



Open Plan Living Room & Kitchen/Diner

21' 8" x 11' 4" (6.60m x 3.45m)

Utility Room

6' 0" x 4' 2" (1.83m x 1.28m)

Bathroom

5' 9" x 5' 8" (1.76m x 1.73m)

Bedroom One

11' 5" x 10' 0" (3.47m x 3.06m)

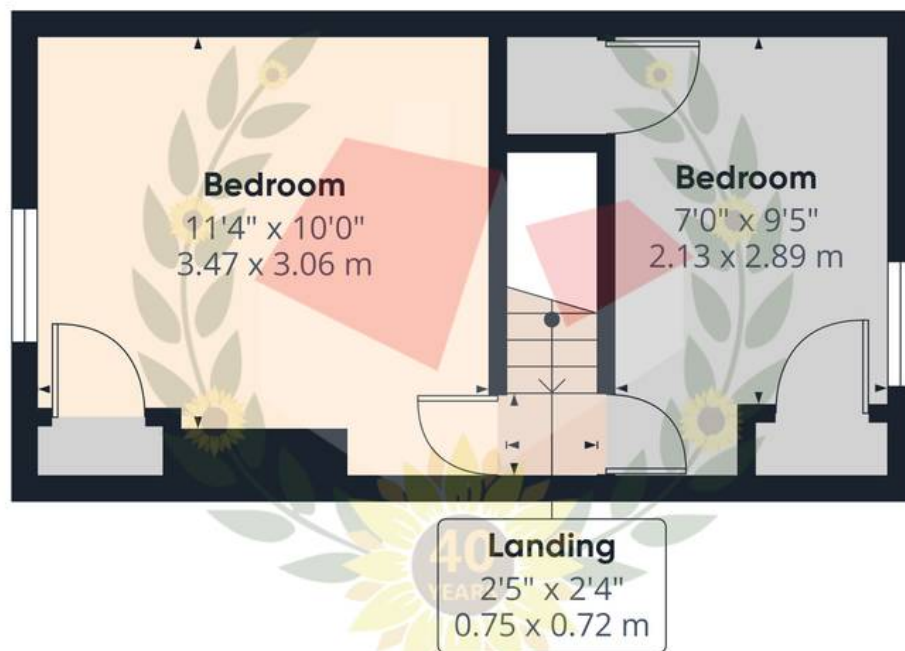
Bedroom Two

9' 6" x 7' 0" (2.89m x 2.13m)





Ground Floor



Floor 1



Approximate total area⁽¹⁾

510 ft²

47.6 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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