

Conduit Street, GLOUCESTER, Gloucestershire

Offers Over: £300,000

TAYLORS













A substantial four-bedroom semi-detached family home offering over 1,600 sq.ft. of accommodation, situated in a convenient and established residential location close to Gloucester City Centre.

This versatile property is arranged over three floors and benefits from a large rear garden offering potential for extension or further development (subject to the necessary planning permissions), making it an attractive proposition for growing families and buyers seeking future potential.

The accommodation is entered via a welcoming hallway with stairs rising to the first floor. To the front of the property is a spacious reception room with feature fireplace, whilst to the rear is a generous dining room providing an ideal space for family meals and entertaining. Beyond the dining room is a well-proportioned kitchen offering a range of storage and worktop space, with access to the family bathroom and a useful utility room. The utility area provides additional storage and laundry facilities and leads out to the rear garden. A detached shed/workshop at the rear further enhances the property's practicality.

The first floor comprises two spacious double bedrooms and a shower room with







Total floor area 150.4 m² (1,619 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

TAYLORS





Council Tax Band: **A**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01452 307227
E: gloucester@taylorsestateagents.co.uk
Unit 2, 1b Worcester Street, Gloucester, GL1 3AJ

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Taylors is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: GLR_GLR260203_R6PL_8

TAYLORS