



Bristol Road, Gloucester GL1 5SB

£124,950



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- No onward chain
- Unique one bedroom apartment
- Immaculately presented throughout
- Open plan living accommodation
- Private & enclosed rear garden
- Potential rental income of £750 pcm
- EPC rating E51
- Gloucester City Council - Tax Band A (£1,298.95 per annum)

£124,950

Entrance Hallway

Hallway providing access to the lounge, bedroom and loft hatch above.

Bedroom

Double bedroom with window facing to the front aspect and access provided to the bathroom.

Bathroom

Modern white suite bathroom comprising of w.c., wash hand basin, towel rail and bath with shower attachment over.

Lounge / Kitchen

Spacious open plan lounge and kitchen area with window facing to the front aspect. The living space offers ample space for a dining or office area if required whilst the kitchen area benefits from generous worktop and storage space, integrated hob and oven as well as plumbing for an automatic washing machine. UPVC door provides access to the private rear garden.

Outside

The low maintenance rear garden is enclosed with fenced borders consisting of decking and patio areas. Access to a built-in storage area is also provided along with gated rear access leading onto Theresa Street.

Location

A popular residential area, Bristol Road is ideally situated within close proximity of the historic city centre appealing to a wide range of potential purchasers having access to both primary and secondary education, a range of amenities, multi sport court, play ground, rugby pitch and bus links alongside being a short distance from the newly developed Gloucester Quays providing various restaurants, bars and twelve screen cinema.

Local Authority, Services & Tenure

Gloucester City Council - Tax Band A (£1,298.95 per annum).

Mains water, drainage and electric are connected to the property. Gas can be installed to the property if required.

Freehold.



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

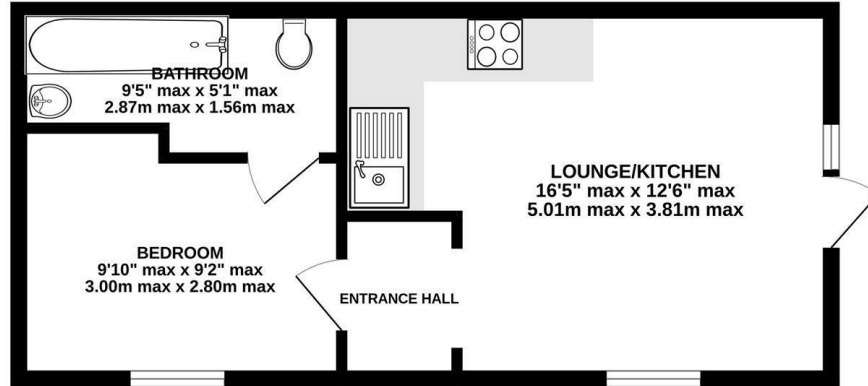
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GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 368 sq.ft. (34.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

