



Cemetery Road, Gloucester GL4 6PB

£159,950



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- Two double bedroom mid terraced property
- Newly decorated throughout
- Generous living accommodation throughout
- Enclosed rear courtyard garden
- Potential rental income of £695 pcm
- EPC rating TBC

£159,950

Accommodation

You are welcomed into this property into the entrance hall which provides access to the stairwell which leads to the first floor and the open plan living and dining room. The open plan living and dining room benefits from natural light via the windows from both the front and rear aspects and a feature fireplace to the lounge. There is generous storage space which is also located under the stairs with access to the kitchen which is located from the dining room. The kitchen itself benefits from integrated appliances to include double oven and gas hob alongside plumbing for an automatic washing machine and dishwasher. From the kitchen, the lean to provides additional space currently utilised as a home gym which in turn leads to the rear garden.

On the first floor, the landing area benefits from two generous sized storage cupboards and provides access to the fully boarded loft via a drop down ladder. The landing provides access to the two double bedrooms and a white suite family bathroom with bath, shower cubicle, w.c and hand basin.

Outside

Externally, the property benefits from an enclosed courtyard garden to the rear whilst an additional walled area separates the property and the pavement to the front.

Location

Situated on the outskirts of Gloucester City Centre, the property appeals to a wide range of potential purchasers having access to both primary and secondary education, a range of amenities, multi sport court, playing grounds, bus links alongside being a short distance from the historic Gloucester Quays providing various restaurants, bars and twelve screen cinema.

Local Authority, Services & Tenure

Gloucester City Council - Tax Band A.
Mains water, drainage, electric and gas.
Freehold.



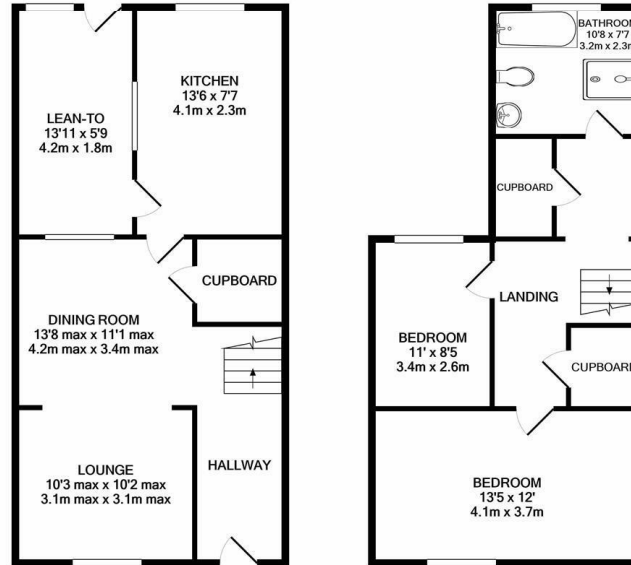
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GROUND FLOOR
APPROX. FLOOR
AREA 626 SQ.FT.
(58.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1136 SQ.FT. (105.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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